



## Hart District Council Register of Assets of Community Value

Updated 20 May 2025

Name and address of Property	Nominator	Date Listed	Date of statutory removal from List (after 5 years)	Date of Notice of Intention to Sell	End of Initial Moratorium (6 weeks after date of notice to sell)	End of Full Moratorium (6 months after date of notice to sell)	End of Protected Period (18 months after date of notice to sell)
The Waggon and Horses, High Street, Hartley Wintney RG27 8NY	Hartley Wintney Parish Council	9 October 2020 (Previously listed in 2015 – relisting following an application after the 5 year expiry period)	9 October 2025				

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Crookham Street Social Club, The Street, Crookham Village, Fleet, GU51 5SJ	Crookham Village Parish Council	9 February 2021 (Previously listed in November 2015 – relisted following an application after the 5 year expiry period)	9 February 2026				

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The Bell, The Bury Odiham RG29 1LY	Odiham Parish Council	28 June 2021	<del>28 June 2026</del>	<del>21 March 2022</del> 24 October 2023 The owner had previously attempted to dispose of the property but had not done so before the end of the protected period. The owner has resubmitted a notice of intention to dispose, and consequently the moratorium periods recommences.	<del>2 May 2022</del> 5 December 2023 An Expression of Interest was received on 25 October 2023 triggering the Full Moratorium period.	24 April 2024	<del>21 September 2023</del> 24 April 2025
The WI Hall, The Street, Crookham Village, GU51 5SJ	Crookham Village Parish Council	2 December 2021 (Previously listed in August 2016 – relisted following an application after the 5 year expiry period)	<del>2 December 2026</del>				

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The Spice Merchant, The Street, Crookham Village, GU51 5SJ	Crookham Village Parish Council	29 July 2022  (Previously listed in February 2017 under the former name Black Horse Public House – relisted following an application after the 5 year expiry period)	29 July 2027				
The Anchor Inn, Vigo Lane, Yateley, GU46 6EP	The Yateley Society	5 January 2023	5 January 2028				
The Cross Barn, Palace Gate Farm, Odiham, RG29 1JX	Odiham Parish Council	13 October 2023 - (Previously listed in September 2018 – relisted following an application after the 5 year expiry period)	13 October 2028				

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North Warnborough Village Hall, Priors Corner, Dunleys Hill, Odiham, RG29 1EA	Odiham Parish Council	13 October 2023 - (Previously listed in November 2018 – relisted following an application prior to the 5 year expiry period)	13 October 2028				
The Baker Hall, Odiham, Hampshire, RG29 1NE	Odiham Parish Council	13 October 2023 - (Previously listed in November 2018 – relisted following an application prior to the 5 year expiry period)	13 October 2028				
The Falcon, The Street, Rotherwick, RG29 9BL	Rotherwick Parish Council	28 March 2024	28 March 2029				

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The Windmill Inn, Church Lane, Ewshot, GU10 5BJ	Ewshot Parish Council	29 August 2024 (Previously listed in September 2014 and November 2019 – relisted following an application after the 5 year expiry period)	29 August 2029				
Land on the north-west side of Fleet Road (incorporating Gurkha Square and the War Memorial), Fleet GU51 4BX	Ms Ruth Hill as a representative of an unincorporated local group (Save Gurkha Square).	17 January 2025 (Previously listed in December 2019 and relisted following an application after the 5-year expiry period)	17 January 2030				
The Fox and Goose Public House, The Street, Greywell, RG29 1BY	Greywell Parish Council	22 April 2025 (Previously listed in May 2020 – relisted following an application after the 5 year expiry period)	22 April 2030				

## List of unsuccessful nominations

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
The Highwayman Inn, Monteagle Lane, Yateley, GU46 6LU	Surrey and Hampshire Pub Protection Group	6 January 2015	Following notification of the application to the owner of the premises evidence was submitted to the local authority on behalf of the owner of the premises by an expert witness. This showed that it is not realistic to think that the building can continue in a way so as to further (whether or not in the same way) the social wellbeing or social interests of the local community in the longer term.
Church Meadow	Winchfield Parish Council via Neighbourhood Plan Group	1 April 2015	<p>'Church Meadow' is located to the south west of the Church in Winchfield. It consists of a flat, open field. The application asserts that it is of community value in that it is the site of the Winchfield Festival for a week every two years.</p> <p>The definition of an ACV is that is the "actual current use ... that is not ancillary". This logically means that the community use must be the primary use of the land. Here the primary use of the land is as an agricultural field with the community use being at one week every two years ancillary to that use.</p> <p>While in that ancillary use it provides a 'social function' this is considered as a matter of fact and degree not to comply with the requirements in the Act and consequently should not be included within the list of Assets of Community Value.</p>

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
Part of CL131 Zephon Common Zephon Common Lane Crookham Village	Crookham Village Parish Council	31 August 2016	<p>The site forms a part of Zephon Common. The applicants identified that the land had been fenced and cultivated as part of the grounds of the curtilage of the current landowner at Riverside Cottage.</p> <p>The Assets of Community Regulations exclude some categories from listing. This includes residential property.</p> <p><i>“There are some categories of assets that are excluded from listing. The principal one is residential property. This includes gardens, outbuildings and other associated land, including land that it is reasonable to consider as part of the land with the residence where it is separated from it only by a road, railway line, river or canal where they are in the same ownership as the associated residence.”</i></p> <p>The land that is nominated, forms part of the curtilage of Riverside Cottage and is in a single ownership. The relevant Land Charge titles have confirmed this ownership.</p> <p>The land is therefore excluded under Schedule 1 to the Regulations.</p>

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
Part of the Deer Park, Odiham, Hampshire	Odiham Parish Council	13 May 2019	<p>The Deer Park is located in Odiham and is farmland that adjoins both the boundaries of Odiham and North Warnborough. The application indicated that it was accessible to the community via a number of gated entrances, with a network of footpaths that cross and circumnavigate the land with recreational value to walkers and that walkers, and especially those with dogs had been able to walk freely over much of the area.</p> <p>The applicant stated in the application that they had ‘no empirical evidence to support usage levels for the land referred to as the Deer Park in their submission but recognised that the land was identified as having particular significance to members of the community’. The applicant further indicated that the Deer park ‘fosters social wellbeing and social and cultural interests’ but no evidence was provided to support this. The definition of an Asset of Community Value is that the ‘actual current use .....that is not ancillary’. The primary use of the land is considered to be farmland. Whether the community use is ‘ancillary’ or not will depend on a number of factors relating to, for example levels and frequency of usage, and the nature of the connection with the local community.</p> <p>From the information submitted it is not clear that the community use is a significant use in its own right in this context, and not subsidiary to the use as grazing land.</p> <p>There is currently insufficient evidence provided to demonstrate this.</p>

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
The 'Cricket Green' , The Hurst, Winchfield, RG28 8DE	Winchfield Parish Council	19 August 2020  (Previously listed in May 2015 – re-listed in May 2020 following an application after the 5 year expiry period)  (Following a review, the decision to relist was overturned and the Asset was removed from the Council's list of assets of community value)	<p>Cricket Green was originally listed as an ACV in 2015 on the grounds that it had last been used 3-4 years previously as a cricket pitch; that as a sporting facility it would further the social well-being or social interests of the community; and that the use was likely continue to within the next 5 years (2015- 2020).</p> <p>This had not happened during the life of the original ACV designation. Cricket Green has not been used as a cricket pitch for nearly 10 years. The original justification for the ACV designation therefore no longer applies.</p> <p>The case put by the Parish Council in favour of re-listing as an ACV is that Cricket Green is the closest thing to a village green that there is in Winchfield Parish. The current owners are kind enough to allow the cricket green to be used throughout the year for various charitable events.</p> <p>To qualify as an ACV the use of the land for community events must either be the main use or a non-ancillary use.</p> <p>There was insufficient evidence to demonstrate that the main/non-ancillary use of Cricket Green is for community events. Consequently, Cricket Green failed to meet the legal test that its current non-ancillary use furthers the social wellbeing or social interests of the local community.</p>
Galleon Marine Boatyard, Colt Hill, Odiham	Odiham Parish Council	24 September 2020	<p>The application applied to the land occupied by Galleon Marine boatyard on the basis that this furthered the social wellbeing of its numerous visitors and the local community.</p> <p>The definition of an ACV is that is the “actual current use ... that is not ancillary”. This logically means that the community use must be the primary use of the land. Here the primary use of the land is as a commercial boatyard, providing various services to those using its facilities - boat hire, repairs etc.</p> <p>The land and its use therefore does not comply with the requirements in the Act and consequently should not be included within the list of Assets of Community Value.</p>

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
WI Hut, Green Lane, Hartley Wintney, RG27 8DL	Hartley Arts Group	27 August 2024	<p>Prior to the decision being made, the Council was informed by the owner that the WI Hut was no longer in use. Therefore, the nomination was determined in accordance with Section 88(2) of the Localism Act 2011.</p> <p>The nomination sufficiently demonstrated that the WI Hut had in the recent past furthered the social wellbeing and interests of the local community by hosting community groups and events, satisfying criterion a.</p> <p>However, in relation to criterion b the owner provided the following information:</p> <ol style="list-style-type: none"> <li>1. A third-party building survey has identified a number of structural issues which need to be addressed before any safe use of the building can resume, let alone a community use.</li> <li>2. The owner does not have the resources to carry out any repairs/refurbishments to the building.</li> <li>3. The necessary repairs/refurbishments to make the building useable will require significant investment which will likely render the WI Hut financially unviable.</li> <li>4. Community use of the WI Hut has declined over the past decade and it has been let for just 28% of available bookings over the last year.</li> <li>5. The WI Hut was closed and ceased to operate on 31 July 2024 and is in the process of being decommissioned.</li> <li>6. Since at least January 2024 the owner has made attempts to find another local community organisation to take ownership of the WI Hut. However, the only interested party withdrew their interest once the repair/refurbishment costs were established. There has been no other sustained interest from any local community organisations.</li> </ol> <p>Consequently, it was not considered realistic to think that there would be a time in the next five years when there could be non-ancillary use of the building that would further (whether or not in the same way as before) the social wellbeing or social interests of the community.</p> <p>Therefore, criterion b was not satisfied and the nomination did not comply with the legal requirements to be listed as an ACV.</p>

## List of removed listings

Name and address of Property	Nominator	Date Listed	Date of statutory removal from List (after 5 years)	Date of Notice of Intention to Sell	End of Initial Moratorium (6 weeks after date of notice to sell)	End of Full Moratorium (6 months after date of notice to sell)	End of Protected Period (18 months after date of notice to sell)
The Fox and Hounds Public House, 71 Crookham Road, Church Crookham, GU51 3NP	Fleet and Church Crookham Society	24 February 2016	24 February 2021				
The Oatsheaf, 2 Crookham Road, Fleet, GU51 5DR	Fleet and Church Crookham Society	24 February 2016	24 February 2021				
The Old Emporium, 271 Fleet Road, Fleet, GU51 3QW	Fleet and Church Crookham Society	24 February 2016	24 February 2021				

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Crookham Village Stores, Ravenscross, The Street, Crookham Village, Fleet, GU51 5SG	Crookham Village Parish Council	15 August 2019	15 August 2024	28/08/19  1 March 2021  The owner has notified of the intention to sell the property, this failed to be completed during the protected period, consequently the moratorium periods recommence	9/10/19  12 April 2021		28/2/2021  1 August 2022  Confirmation of the sale of the property to new owners was received on 08/06/2021.
The Prince of Wales Public House, 77 Reading Road South, Fleet, GU52 7SY	Fleet and Church Crookham Society	19 December 2016	19 December 2021				

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Shoulder of Mutton Hazeley Heath, Hartley Wintney, Hook RG27 8NB.	Mattingley Parish Council	8 June 2020	8 June 2025	10 June 2021	22 July 2021 Notice of intent to bid received 20 July 2021 – triggers FULL MORATORIUM	10 December 2021 No bids received therefore owner free to dispose	10 December 2022 The property was sold to new owners in February 2022.
The Falkners Arms Public House, Falkners Close, Fleet, GU51 2XF	Fleet and Church Crookham Society	3 April 2017	3 April 2022				
The Bridewell, The Bury, Odiham, RG29 1NB	Odiham Parish Council	10 June 2019	10 June 2024	6 April 2023	18 May 2023 Notice of intent to bid received 21 April 2023 – triggers FULL MORATORIUM	6 October 2023	6 October 2024

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The Barley Mow Public House, The Hurst Winchfield, RG27 8DE	Winchfield Parish Council	12 May 2020 (Previously listed in April 2015 – relisted following an application after the 5 year expiry period)	12 May 2025				