

## How to invest

If you would like to invest and become a member of EGDCP Ltd, please complete the form below and return to the following address:

John Walker, Secretary  
Exelby Green Dragon Community Pub Ltd  
Garth House  
Exelby  
Bedale  
North Yorkshire, DL8 2HD                      Tel. 01677 423410    E. egdg@gmx.co.uk

Name / Organisation.....

Full address including postcode.....

.....

.....

E-mail address.....

Phone number.....

I wish to purchase shares as follows (minimum 1, maximum 200)

No. of Shares at £500 each.....

Total Value of Shares (no. of shares x £500)    £.....

Please make cheques payable to Exelby Green Dragon Community Pub Ltd.

Alternatively, you can make a bank transfer to the following Co-operative Bank account: Account No: 65843309    Sort Code: 08-92-99

Please use first name initial and surname as a reference so we can match funds with applications.

[By buying these shares, I agree to all the information disclosed here being held on a computer data-base in compliance with EU General Data Protection Regulations \(GDPR\). I understand that this information will be used by the Society only and will not be passed to third parties.](#)

Signed: .....Dated.....

## Exelby Green Dragon Community Pub Ltd

A Community Benefit Society Reg. Number 7599

Your opportunity to invest in a community owned  
pub in Yorkshire village



**EVERYONE IS WELCOME TO INVEST**

**FROM £500 TO £100,000**

**CLOSING DATE FRIDAY 31 August 2018**

In return you will receive annual interest and.....  
boasting rights to co-ownership of a Traditional Yorkshire Pub!

**CHEERS**

## Our Offer

We are offering you the chance to own a share in a traditional village pub situated in the heart of rural North Yorkshire. Located just 2 miles from the thriving market town of Bedale, sandwiched between the Yorkshire Dales and the North York Moors and within spitting distance of the A1 and RAF Leeming, The Green Dragon has, until recently, successfully served a wide and varied clientele.

## Our reasons

The last few years have been painful. Purchased from a private landlord by a large corporate “pubco” in 2007, recent tenants have been given no scope or encouragement to run a successful business with the result that the fortunes of The Green Dragon have declined considerably. Far from being the thriving pub it used to be, it was run on a part time basis by a caretaker manager and has now closed.

## Our vision

With your help we plan to purchase The Green Dragon as a community asset and restore it to its former glory. We aim to re-establish it as a successful trading pub serving both the local community and visitors to the area. Our priorities will be:

- To revitalise the pub as a thriving business serving good quality food, beers, wines and spirits
- To reinstate the cottage attached to the pub as viable, affordable and comfortable housing
- To establish a community shop and café / delicatessen
- To restore a range of social activities in the pub and grounds which rekindle the community needs and spirit of the village

## Our plan

We seek to purchase the pub as a community asset through a mixture of a share issue in a community benefit company, grants and a loan. In turn, the pub will be refurbished and improved as a fit for purpose venue operated by a dynamic tenant who shares our vision for a successful village and destination pub.

## Your help

Our vision is attainable. Our Community Benefit Company is set up - (EGDCP Ltd). Our offer to purchase The Green Dragon has been accepted and much of our funding is in place or has been pledged. However, to fulfil our vision we require your help.

We need further investment. We are launching this share issue open to the public and not just local villagers on Monday 2 July 2018. At £500 per share (up to a maximum of £100,000) we are confident that we can make The Green Dragon what it once was - and more.

Should we fail to raise sufficient funds to go ahead, your investment will be returned in full. You can invest now using the form on the back of this leaflet.

## Your return

We envisage a profitable business based around rental income from the tenant and the attached cottage. In return for your financial support, you will receive interest on your investment at a rate considerably higher than that currently offered by banks.

More than that though, we are confident that when you visit you will be rewarded by an open, friendly, warm and welcoming pub that lies at the heart of its community and reflects all those who live in Exelby and the surrounding area.

## Your pub

Imagine having a pint or a meal in a pub that **you** own!

This model is not unique. It works and has been successful elsewhere. It is a great opportunity to invest in a worthwhile community enterprise that will provide a valuable service to its members and users.

Please take the time to read our prospectus and visit our website. Here, you will find in detail the desires and wishes of our community, the business plan that we seek to pursue and the reasons why we believe this is a worthwhile venture and investment opportunity.

[www.exelbygreendragonpub.co.uk](http://www.exelbygreendragonpub.co.uk)