

Green Dragon Exelby

Update – September 2018



Thank you

- To the gardeners and clean up team
- To the leafleters

Proposal Reminder

- £200,000 bid (+vat) for the pub, car park, cottage and part of the rear land
- Part of a joint approach that sees the remaining land developed through agreement
- Funds raised and purchase complete by end Sept 2018

Likely costs

The pub, cottage and part land
200,000

Legal fees to purchase
5,000

Estimated costs of refurbishments
190,000

Total
£ 395,000



Where is the
money
coming from?

Share offer	295,000
Grant	50,000
Loan	50,000
Total	£395,000



Share Marketing Efforts

- Public notice boards
- Pub A Boards and service road
- Bedale market day
- Bedale and Leeming Bar businesses
- Wide circulation of mini prospectus
- Personal letters and chain e mail
- Website and social media
- Press
- CAMRA
- Open meetings

Thank you to
the investors

- All 89 of you!
- Ranging from £500 to £10,000+
- Geographically:
 - 43 – Exelby
 - 20 – Local Villages
 - 15 – Yorkshire
 - 11 – Further afield
- 39 Female investors and 49 Male
- 1 Company

What does it
all add up to?

	Original forecast	Actuals
Share Offer	295,000	180,000
Grant	50,000	50,000
Key Fund Loan	50,000	50,000
Hambleton DC		35,000
Pub is the Hub		3,000
Pledges still to come		500
Promissory		5,000
Total	395,000	323,500

Dealing with the difference

- Do nothing – do not proceed or,
- Proceed to purchase and
 - Keep the share offer open through Sept and/or until we have a waiting list
 - Renegotiate price
 - Go slower with renovations
 - Other grants?
 - Another loan
 - Ask investors to buy an additional share(s)
- Be good stewards

Renovations

	Original Proposal	Option to work to funds
tidy/redecoration/ small repairs	15,500	12,000
Kitchen	35,000	17,000
Upstairs	20,000	20,000
Cottage	30,000	30,000
Toilets	20,000	20,000
Shop/café	10,000	4,000
Car park	12,500	Delete
Flat roof	8,000	
Main roofs	12,000	
Windows	10,000	
Restaurant ceiling	2,000	
Bar	15,000	Delete
Emergency repairs		10,000
Contingency		16,650
Fees		16,240
Total	190,000	145,890

Revised costs to proceed

Total purchase and renovation	£346,190
Total funds	£323,500
Difference	- £22,690

George Howie

One North
Property Ltd



House 1 -	Ground Floor	67m ²
	First Floor	63m ²
	Total	130m ² (1400ft ²)
	+ single garage	
House 2 -	Ground Floor	67m ²
	First Floor	630m ²
	Total	130m ² (1400ft ²)
	+ single garage	
House 3 -	Ground Floor	98m ²
	First Floor	89m ²
	Total	187m ² (2012ft ²)
	+ single garage	
House 4 -	Ground Floor	102m ²
	First Floor	65m ²
	Total	167m ² (1800ft ²)
	+ garage	
House 5 -	Ground Floor	94m ²
	First Floor	92m ²
	Total	186m ² (2002ft ²)
	+ garage	

Notes:
 This drawing is property of summerhouse.
 It may not be reproduced or disclosed to a third party without written consent.
 This drawing is not to be scaled, figured dimensions only to be taken.
 Should any discrepancies be found please inform this office.

SITE AREAS

PLOT 1 - Site area = 445m²

PLOT 2 - Site area = 434m²

PLOT 3 - Site area = 916m²

PLOT 4 - Site area = 870m²

PLOT 5 - Site area = 673m²

NORTH

summerhouse
architects

mill farm
 guisborough
 north yorkshire
 TS14 6BW
 t - 01287 632640
 e - admin@summerhouse.uk.net
 w - www.summerhouse.uk.net

client ONE NORTH

project LAND AT EXELBY

drawing INDICATIVE SITE PLAN

scale 1:500@A3

date AUG 18

drg no S421 SK 002 rev

status PRELIMINARY

Notes:
This drawing is property of summerhouse
It may not be reproduced or disclosed to a third
party without written consent.
This drawing is not to be scaled, figured dimensions
only to be taken.
Should any discrepancies be found please inform
this office.



Indicative Street Scene

summerhouse
architects

mill dam
gusborough
north yorkshire
TS23 6BW
t - 01287 632640
e - admin@summerhouse.uk.net
w - www.summerhouse.uk.net

client ONE NORTH

project LAND AT EXELBY

drawing INDICATIVE STREET ELEVATION

scale NTS

date AUG 18

drg no S421 SK 003 rev

status PRELIMINARY

Looking forward

- Issue share certificates
- Buy the pub – Oct 2018
- Public area renovations – Oct/Nov
- Pre Christmas opening with permanent tenant or agency if recruitment not complete
- Undertake other renovations whilst pub trading

Help needed

- Spreading the word
- Share purchase
- Volunteers – tidying and decorating



Up to date
information

www.exelbygreendragonpub.co.uk

Twitter:- @egdg2017

Facebook:- Exelby Green Dragon Group



