

## How to join our waiting list...

If you would like to invest and become a member of Exelby Green Dragon Community Pub 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  
Email: [exelbycomben@exelbygreendragonpub.co.uk](mailto:exelbycomben@exelbygreendragonpub.co.uk)

Name / Organisation.....

Full address including postcode.....

.....

E-mail address.....

Phone number.....

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

No. of Shares at £500 each.....

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

We would call on these intentions to invest if we were to launch a new share offer or needed to replace funds for shareholders who wish to withdraw their holding. If you would like to discuss this further, please do not hesitate to get in touch.

By completing this form, I agree to all the information disclosed here being held on a computer database in compliance with 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 a North Yorkshire village

# Be Part Of It



**EVERYONE IS WELCOME TO INVEST**

**FROM £500 TO £100,000**

**Share Offer Now Closed**

## Why not join our waiting list?

In return you will receive annual interest and.....  
boasting rights to co-ownership of an award winning

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 three miles from the thriving market town of Bedale, sandwiched between the Yorkshire Dales and the North York Moors and a stone's throw from the A1 and RAF Leeming, The Exelby Green Dragon serves a wide a varied clientele and is truly at the heart of the local community.

## Where are we now?

A fantastic community response to our share offer means that we are now the proud owners of the Green Dragon, having raised over £400,000 from a mixture of shares, grants and a loan. The pub is thriving and we have experienced and enthusiastic tenants in Becci and Tom Baker. We are now operating a waiting list for shares to investors who may have missed the first opportunity but still want to get involved **as and when** shares become available.

## Our vision

With the help of over 150 community investors we have purchased The Exelby Green Dragon as a community asset and we are now restoring it to its full potential. We aim to re-establish it as a successful trading pub serving both the local community and visitors to the area. We have achieved our initial priorities:

- To revitalise the pub and support Becci and Tom to build 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 community facilities together with high quality Bed & Breakfast letting rooms
- To restore a range of social activities in the pub and grounds which rekindle the community needs and spirit of the village and wider area

## Our plan

We have purchased the pub and cottage as a community asset through a mixture of a share issue in a community benefit society, grants and a loan. In turn, the pub is being refurbished and improved as a fit for purpose venue operated by dynamic

tenants who shares our vision for a successful village and destination pub.

## Your help

We have proven that our vision is attainable. Your investment will help make the Green Dragon a great place.

We have raised the money we need to purchase the pub and unlock grant funding to make much needed investment in the facilities on offer. Your investment will make sure we continue to develop the pub, cottage and B&B to a high standard, ensuring that the business continues to be a success and credit to the community.

## 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. Why not join our first investor Rishi Sunak MP and help make the Exelby Green Dragon a great success?

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

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

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ExelbyCommunityBenefitSociety](https://www.facebook.com/groups/ExelbyCommunityBenefitSociety)