

Baydon Community Pub Limited Prospectus

An opportunity to invest in a Community Pub in the Wiltshire village of Baydon



Executive Summary

The Save Baydon Lion Team is seeking investors who wish to become shareholders of a Limited Company that plans to purchase the Red Lion in Baydon which is being registered as an Asset of Community Value (ACV). The Company plan to reopen it as a country Pub serving quality food with the potential for a microbrewery and craft beer.

Run for the benefit of the residents of Baydon village and visitors to the area, it will be a profitable business and represents a fair investment opportunity that intends to offer reasonable returns to the shareholders of the Company. The Pub will provide a service to the village and to visitors to the area and support other local businesses and tourism within Wiltshire.

More importantly, the Pub will rejuvenate the heart of the village, providing a place for social and cultural activities, where people meet, chat and exchange information promoting a cohesive and friendly community. It is the Company's intention that the Pub will work closely with and in support of the other community facilities in Baydon, in particular the local shop and social groups.

If you invest in the Company you will become a shareholder of Baydon Community Pub Limited and will be a part-owner of a traditional English Pub, in a rural setting where you will always receive a friendly welcome.

Members of The Save Baydon Lion Team are committed to investing. As a shareholder you will have a vote in company decisions. The Save Baydon Lion Team has appointed interim directors of The Red Lion Community Pub Limited. Future directors will be subject to election at shareholders' meetings and will be accountable to all shareholders

The Company aims to raise £200-300,000 from shareholders. This sum will be supplemented by a commercial mortgage. Funds raised will be used to purchase the

building (subject to an independent valuation) carry out necessary renovations enabling a successful re-opening as a new community pub.

The Save Baydon Lion Team believe that the Company will be profitable but if it is not, the Company owns the asset i.e. the building and associated land, which would be sold and the proceeds distributed to the shareholders.

Your investment is in the property and the business venture. This is a great opportunity to invest in a worthwhile community enterprise that will provide a valuable service to villagers and shareholders.

The directors will be applying to HMRC for consideration of Baydon Community Pub Limited as an Enterprise Incentive Scheme (EIS), if approved there could be substantial tax benefits for shareholders.

Shares are being offered for purchase at £100 each and multiples thereof.

Further information is available on our website at www.savebaydonlion.uk

NB: It is important to remember that shares values in a limited company can go up as well as down.

THE RED LION COMMUNITY PUB LTD
(Reg. no. 10664369)

I irrevocably offer to subscribe for * ordinary shares of £100 each and duly enclose my cheque for £ (made payable to The Red Lion Community Pub Ltd)

Signed:

dated:

Title:

Forenames in full:

Surname:

Address:

E-mail:

Telephone no:

* Number of shares for which you are applying

Please return the form and your cheque to the company secretary: David Hanley, Red Roofs,
Aldbourne Road, Baydon, SN8 2HZ



Make Baydon Lion Roar!
SaveBaydonLion.UK