



# Community share offer

Join us to save  
**Babbinswood Organic Farm**  
& grow our community hub

**Target £1.52m**

Min target £1m

Max target £1.52m

Min investment £50, Max investment £100,000

Deadline 31st March 2025

[babbinswoodfarmcbs.org.uk](http://babbinswoodfarmcbs.org.uk)



# A message from the Founding Directors

We write this from Babbinswood Organic Farm, North Shropshire. The cows are grazing with their calves, the woodlands are humming with life, sheep browse the hedgerow and birds fly overhead. The land that has been stewarded successfully by the Jones family for over a century is in danger of being lost. We write today with a vision of hope for this place.

With one of the UK's few pioneering cow-calf dairies, organic veg-box delivery, a farm shop, community food forest, outdoor education and a diverse mix of local events and businesses, Babbinswood Farm is already a thriving part of our community.

Across the country, and indeed the world, small family farms, community spaces and wildlife are being lost to development, commercial interests or investment funds. It seemed as if this could happen here too. The family at Babbinswood is being forced to sell half of their farm, but the community has come together to change that story.

As a community, we are determined to save Babbinswood Organic Farm. We intend to do this by purchasing 116 acres plus some buildings (referred to hereon in as Babbinswood Farm South), and placing them into community ownership in perpetuity.

To do this, we incorporated as a not-for-profit Community Benefit Society (CBS) in August 2024. Following a successful local launch of the share offer in October 2024, we intend to raise at least £1m and up to £1.52m through community shares, as described in this share offer, to purchase all of Babbinswood Farm South, giving our local community a stake in the farm's future forever.

All around the UK, the CBS approach has successfully created community-owned spaces, including Shropshire's very own Fordhall Organic Farm – England's first community-owned farm.

Once safely in community ownership, the pastureland at Babbinswood Farm South will be rented to a tenant farmer to continue farming organically on a long-term lease. This rental income will provide a base income for Babbinswood Farm CBS,

supporting the delivery of community activities on other areas of the farm for skills and education, health and well-being and access to the countryside.

Food-growing and foraging courses, dog-friendly farmland walks, community woodland, woodland crafts, meeting room spaces, therapeutic activities and affordable eco-friendly accommodation are just a few of the ideas proposed by the public: a vision that we formed through extensive community consultation over the past year and will continue to develop over the coming months and years.

There are serious ecological and social problems facing us all, and we believe strong communities with access to local land, healthy food and environmental education are a big part of the solution.

Babbinswood Farm CBS aims to help protect the planet by continuing organic, regenerative and holistic livestock farming methods, whilst ensuring access to green space for the local and wider community. We want to provide a community hub where all ages and abilities can learn and connect in an inspiring, wildlife-rich environment.

We hope you will read our share offer document and join us on this journey.

Thank you!  
Founding Directors

John Gilles (chair), Robert Morris, Daisy Kirtley, Charlotte Hollins, Casha Bowles-Jones, Barbara Jones, Barbara Rainford, Patricia Gibbons & Andrew Cristinacce





# Our mission statement

*Through community ownership the land will continue to be farmed organically and provide environmental education, promoting health and wellbeing and creating inspirational spaces for all now, and a lasting legacy for the future.*

## Standard Mark awarded

The Community Shares Standard Mark has been awarded to this document by the Community Shares Unit as an offer that meets national standards of good practice.

This means that:

- ✦ the offer document and application form are easy to understand.
- ✦ you are provided with all the facts you need to make an informed decision.
- ✦ the facts are supported by the annual accounts and/or business plan for the Society.
- ✦ nothing in the document is purposely incorrect, confusing, or misleading.
- ✦ societies are asked to sign a Code of Practice requiring them, amongst other things, to give the public a right of complaint to the Community Shares Unit.

Please don't invest any money you can't afford to lose. For more information on community shares, the Community Shares Standard Mark and the Community Shares Unit, visit: [www.communityshares.org.uk](http://www.communityshares.org.uk)



## Financial risk

This document is important and requires your full attention. This document contains information about Babbinswood Farm Community share offer. The purchase of community shares is at full risk, and investors can lose all or part of their capital invested without recourse to the Financial Ombudsman Service or right to compensation under the Financial Service Compensation Scheme.

Babbinswood Farm Community Benefit Society Limited is a Community Benefit Society registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014. Community Benefit Societies exist to serve the broader interests of their community. Any surplus income generated must be used for the benefit of its community. Profits are never distributed to the Board or shareholders.

Registration Number RS0009381. The Society is on the FCA Mutual Public Register (Mutuals Public Register ([fca.org.uk](http://fca.org.uk))).



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## The community's vision for Babbinswood

*We're walking down the lane on a bright summer morning on our way to a self-sufficiency workshop. The hedgerows are noisy with birdsong. Last week, the lesson was on foraging – it turns out you can make soup, tea and bracelets from nettles – and this week we're learning how to make the best compost on a budget.*

Out in the fields beside us, we see the silhouette of Casha, one of the tenant farmers, walking past her cows who are resting in the shade of an oak tree. She waves at us and gives the thumbs up. It looks like she's setting up an interactive farm tour for the latest group of visitors, showing the ins-and-outs of Babbinswood Farm's innovative farming methods.

As we head into the courtyard, we see a group holding jars. It's an outdoors therapy group for families dealing with illnesses, led by a local herbalist. Our community consultations found that many people want to spend more time outside, but have limited mobility, so the therapy group makes sure they're assisted to enjoy the outdoors fully. Whether they're picking flowers or watching birds from the hide in the woods, someone is there to lend a hand.

A herbalist has been running a 'potions' class for children, teaching them how to make their own night-time teas and balms and tinctures. Some of those children were here last week with a school group as part of their Natural History GCSE (and to clear the shop out of homemade milkshakes!).

Three main meeting rooms have been kitted out, all named after important cows. Today we're in the Peggy room, which the resident Rural Arts Hub has transformed into looking

like an indoor meadow. A traditional woodland skills group has been in here making their own bentwood chairs from Babbinswood-grown hazel, and a few of them have thankfully been donated to the Peggy room – we sit down to get some respite from the sun.

On our lunch break, we wander back towards the community café. We're guided by the aroma of the onsite bakery (run by our tenant) using grain harvested from the farm's fields, grown between alleys of hazel, hops, berries and willow. Grow-your-own weekly classes have helped to develop the new food forest beside these fields, and they've added an amazing sensory garden. Horticultural therapy groups for vulnerable adults and young people have loved it, and there are plans for healthcare professionals to learn about social prescribing here.

We sit down to eat in the courtyard beside a family and their friendly collie dog, who have just visited the ancient oak in our community woodland. It seems too sunny to worry about now, but we do intend to come back next week for a talk on insulation and eco-building. Or is it renewable timber sourcing and natural systems for waste, like the ones here at Babbinswood? we ask, but the pancakes have arrived and we're a bit distracted.

Time to relax.



## The future of Babbinswood Farm through Casha's eyes

“

Babbinswood Farm hums with life, welcoming all with open arms, to inspire and awaken souls to real good food and ethical farming.

In the courtyard, you will hear the beating of the milking machine. Our small herd of cows share milk with us once a day. Peering into the collecting yard, you'll find calves milling around waiting for their mums to rejoin them before wandering contentedly back to the fields after milking. The dairy then springs to life! Lisa is singing as she processes the delicious organic milk into our wonderful well-known dairy products.

The aroma of freshly baked food wafts from our converted farm buildings. An FSA-approved workspace hosts our onsite baker, producing Babbinswood pies for sale in the farm shop. In future, we will be using grain from our fields, grown between the alleys of hazel, willow, berries and hops.

The market gardeners are carting beautiful fresh fruit and vegetables just harvested in the crisp morning air. A real sense of satisfaction is shared knowing this will be filling our customers' organic boxes to be delivered later in the day.

Our charming, rustic farm shop displays our farm produce, providing the local community with nutritious food and a destination for people to spend time, share stories, learn about the farm, being inspired to get involved.

The traditional red-brick buildings are a hub for the community. Improved using efficient, sustainable insulation materials, they contain a biomass heating and hot water system powered by our renewable harvested timber. Water and waste will be managed through a natural Wetland Ecosystem Treatment (WET) system, ensuring pure water is returned to the precious land.

Beyond the buildings, lush grass crunches beneath your feet. You stare at the life there: grasshoppers leaping, spiders scuttling, voles burrowing away and bees visiting an abundance of wildflowers. Take in the complexity of the ecosystem around you.

Along the public footpath, you witness our little Eden. Through the fields, the young woodland, planted in 2012, is a vital part of the myriad of natural systems making our soil resilient and enabling nature to thrive. Elsewhere, 400 trees create much-needed shelter and shade for our animals and wildlife.

There is so much going on at our farm! Educational interactive experiences and school visits throughout the year share our passion for real, good food production, ethical farming and holistic land management, awakening souls to a way of producing food in harmony with our planet, empowering people and giving them a deeper connection with the land.

”



**Our aim is for Babbinswood  
Farm Community Benefit  
Society to deliver:**



*Sustainable agriculture*

*Supporting organic, family-run farming that builds soil and protects our countryside.*

*Environmental education*

*Courses, workshops and activities for all ages and abilities.*

*Food sovereignty*

*Access to land and healthy, affordable and ethical food.*

*Connection*

*A place for the community to grow, connect and relax.*

*Ecological resilience*

*Education, resources and research into adaptation and fulfilment in a changing world.*



# How did we get here?

## The story so far

Over the past few decades, Babbinswood Farm has evolved from a conventional farm into an organic, community-focused enterprise, home to one of the UK's pioneering cow-calf dairies, together with beef, sheep and a diverse mix of local land-based businesses and projects. The farm is flourishing, but a family breakdown means that half the farm must now be sold.


As a community, we have come together to establish the Babbinswood Farm Community Benefit Society to purchase 116.86 acres plus some farm buildings, to both save the farm and to set up a community hub that provides spaces and resources for skills and education, health and wellbeing and access to the countryside.



## The current situation

Although the current farm businesses are growing, Barbara Jones's (the current owner) divorce settlement meant that she had to look at taking out a mortgage to keep the farm in family ownership. Unfortunately, due to the low average farmers' income and high land prices, only expensive short-term finance was available to cover this gap.

Barbara is now at the point that she needs to sell half of the farm, but she is passionate about its organic future and maintaining this is her preference. There are successful British farms under community ownership, such as Kindling Farm near Manchester and Fordhall Organic Farm near Market Drayton. The community involvement already present at Babbinswood Farm suggested that community ownership could be a viable future. Local media became involved, and surveys were sent out to gauge the wider community's perspective.

 94% of respondents were interested in the idea of buying a share in the farm

In December 2023, a public consultation was held at the farm. The situation was presented, ideas for the farm's future developed, followed by Q&As. The 30+ people who attended despite the snow, showed the same strength of feeling about saving the farm as the initial surveys. Saving the farm and building a better future for the community

through co-ownership seemed like a natural progression for a family that had already chosen to steward the land sustainably with an ethos of community outreach for many years. Momentum continued to build. Some of the locals who had attended the December meeting formed a Steering Group and began to meet regularly. An incredibly generous and kind benefactor arrived in April 2024 to provide Barbara with a 12-month loan to give the group the opportunity to work towards community ownership in earnest.

Babbinswood Farm Community Benefit Society was officially incorporated in August 2024 and achieved exempt charity status in the November. We now have until 31st March 2025 to raise the funds for the purchase of the land and buildings. We need to raise over £1.5m through community shares, grants and donations.

As a passionate - and slightly muddy - coalition of community members and farmers, we care deeply about food security, sustainable land management and community facilities. We believe in saving this family farm via the creation of a valuable community asset, legally bound to the provision of socially and environmentally beneficial activities. **We have hope.**





# The history of Babbinswood Farm

Babbinswood Farm is a 176-acre farm. It had been a dairy and arable farm since the 1890s when the Jones family arrived as tenant farmers, purchasing the freehold 100 years later in 1993. Since then, the farm has evolved into an organic, regenerative food producer that holds the community at its heart, rearing its dairy and beef herd alongside the flock of sheep.

The holistically managed organic farm (certified organic since 2002) uses farming practices that actively build the soil by rearing livestock on pasture without artificial fertilisers and pesticides. Recognising that the world's food and farming systems need fundamental and urgent change, the focus at Babbinswood Farm is on promoting soil health, biodiversity and animal welfare, whilst providing nourishing food for all.

Starting with one cow in 2017, there are now 74 pasture-fed dairy and beef cattle plus over 130 sheep managed by Barbara Jones and her daughter Casha Bowles-Jones. Calves are raised by their mothers – a method known as cow-calf dairying – so the milk is shared between the farmer and the calf, rather than the standard practice of the calf being separated from its mother at birth. Milk produced from the dairy herd is processed on the farm and sold, along with meat from the beef herd and sheep flock, and fruit and vegetables grown on the farm. Everything is sold direct to customers through the farm shop and produce delivery service.

Alongside farming activities, outdoor education workshops have been run by the family for a number of years in the fields and woodlands. Projects have included a community garden, therapeutic sessions for adults with learning disabilities, team building days, family events and seasonal community celebrations. The farm has also provided building units for local small and start-up businesses. Not only is Babbinswood Farm a flourishing working organic farm, but it is already a hub for our local community. We know there is potential through community ownership to develop this much further.



## Being the change you want to see - a solution to local and global challenges

Our consultations have shown that the community strongly supports Babbinswood Farm, and sees the future of the farm as part of a broader change towards a food system and society with excellent animal welfare, a fulfilling, nurturing relationship with nature and greater independence from global food chains.

There is a need for more community services and spaces in the local area, particularly education on food growing and self-sufficiency skills, social provisions for disadvantaged groups and affordable workshop space for local community projects.

There is also a real need for practical solutions to wider challenges like food security, widespread loneliness and the ecological crisis. Local issues, such as limited access to land and land-based education, create and perpetuate these wider challenges by making practical, day-to-day change difficult.

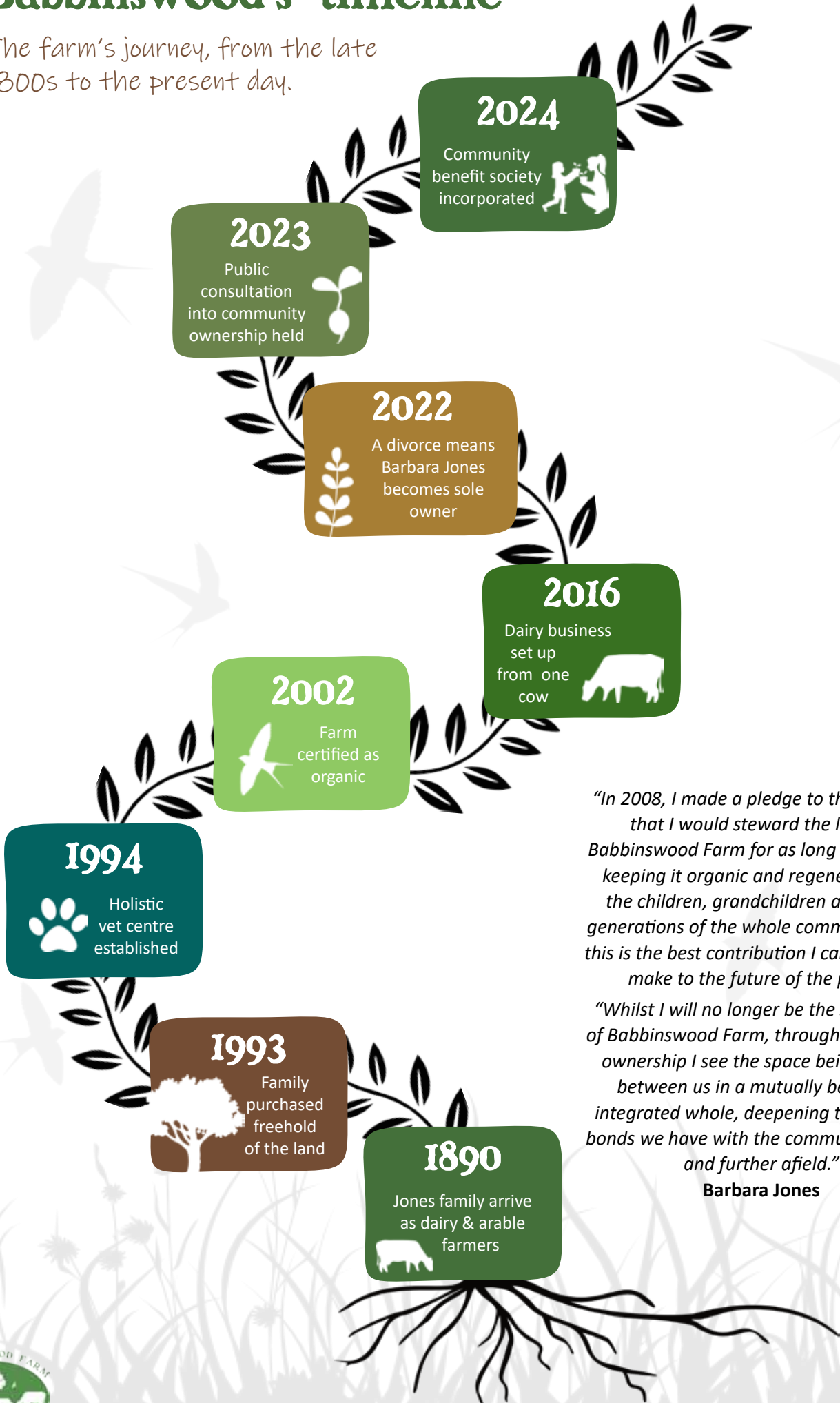
We believe that our food system can address local and global challenges by providing healthy, local food that builds soil and protects wildlife, alongside community services, education and an open door to community feedback about food and farming. Our research proves that farming practices and community initiatives can come together to do this.

Farms can become places central to communities once again, and Babbinswood Organic Farm can be part of that change.



# Babbinswood's timeline

The farm's journey, from the late 1800s to the present day.



*"In 2008, I made a pledge to the Universe that I would steward the land at Babbinswood Farm for as long as possible, keeping it organic and regenerative for the children, grandchildren and future generations of the whole community. I feel this is the best contribution I can personally make to the future of the planet.*

*"Whilst I will no longer be the sole owner of Babbinswood Farm, through community ownership I see the space being shared between us in a mutually beneficial integrated whole, deepening the existing bonds we have with the community, locally and further afield."*

**Barbara Jones**



# How will community ownership work at Babbinswood Farm South?

Funds to purchase 116.86 acres of land and buildings (known as Babbinswood Farm South) will be raised through the sale of community shares, grants, donations and interest-free loans.

After purchase, Babbinswood Farm CBS will receive rental income from our preferred tenants and custodians, Barbara Jones and Casha Bowles-Jones, who will be offered a 100-year Farm Business Tenancy agreement.

This rental income, and income from other events and social enterprises, will fund the development of a community hub, providing, over time, a practical and accessible range of projects and activities for the local community and visitors.

Community consultation is an ongoing process within community ownership: engagement with stakeholders is built into the legal structure, with members (shareholders) leading the organisation and regularly being consulted at General Meetings and beyond.

Community shareholding is a tried-and-tested approach that has been used successfully all over the UK, including our local Whittington Castle and the Horse and Jockey pub!

## How we see our journey

1. Individuals and groups will buy one or more non-profit-making £50 community share(s) (maximum of £100,000 per individual), raising funds and becoming shareholders and members of Babbinswood Farm CBS; or supporters offer donations or interest-free loans.
2. Babbinswood Farm CBS uses these funds to buy 116.86 acres of land and some farm buildings, known as Babbinswood Farm South.
3. Much of the land at Babbinswood Farm South is rented to Barbara Jones and daughter Casha Bowles-Jones as tenant farmers through a long-term Farm Business Tenancy.
4. There is managed access to the farm for our community, such as dog-friendly footpaths and a community woodland.
5. Babbinswood Farm CBS creates and manages socially and environmentally beneficial projects, activities and enterprises based at the farm, some creating additional income. For example: farm experiences, community events and workshops.
6. Babbinswood Farm CBS reinvests surplus funds back into community or environmental projects onsite.
7. We become an ever-evolving space that benefits soil, planet and community.





# Who are we?

Babbinswood Farm Community Benefit Society Ltd. is registered as a charitable Community Benefit Society.

We are a group of community members and farmers who are passionate about keeping Babbinswood Farm a planet-friendly facility for local people through co-ownership. We are committed to ensuring it continues as an organic, sustainable producer of food and provider of community activities.

## Our Charitable Society Objects are:

- ✦ Promote, encourage and advance knowledge of, and research into, sustainable farming through community land trusteeship and the provision of long-term organic tenancies of land farmed following organic principles thus providing nutritious food for the health and wellbeing of people whilst caring for the planet.
- ✦ Advance the education of the public in subjects relating to organic and biodynamic farming methods, conservation and climate resilience, animal welfare, health and wellbeing, local crafts and related subjects in particular but not exclusively by providing courses, workshops and talks within a supportive communal space.
- ✦ Provide or assist in the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship, social circumstances or for the public at large with the object of improving their conditions of life.

*"I want to protect traditional organic farming from those who would put profit ahead of ethical considerations. The CBS is a way of protecting the kind of farming done at Babbinswood Farm into the future, since it will insist on organic animal welfare principles for any sitting tenant and be a barrier to anyone with other, more commercial and less ethical plans for the land. Babbinswood Farm is an asset to the community, and I became involved in order to save that asset for the community."*

**John Gilles, Chair**



# Our current Board of Directors

Babbinswood Farm Community Benefit Society has a Board of up to nine Directors elected from the Society membership, plus three permanent seats which are allocated equally between the Fordhall Community Land Initiative Ltd., the tenant farmer and the current owner of Babbinswood Farm. Together, we are members of the community and the farm who have worked together on a voluntary basis over the past year-and-a-half to establish Babbinswood Farm CBS.

Our volunteer steering committee has over 20 further members of the local community. This committee helps to manage the strategic direction, public engagement and finances, ensuring the community's voice is central to our work. At the first Annual General Meeting (six months

after the first anniversary of Babbinswood Farm CBS's incorporation), existing Directors will step down so that members can democratically elect a new Board on the 'one-member, one-vote' basis. All members can and are encouraged to participate in the electoral process.

## The founding Board of Directors



John Gilles

settled in Oswestry with his partner over six years ago, and got involved with Babbinswood Farm via a veggie box.

John lived and worked for many years in the South East and is an IT professional, now leading a distributed team of software testers.

He is passionate about animal welfare and our local environment (trees, hedges, ponds, wildlife, organically produced food) and encouraging small businesses. He sees these passions embodied in Babbinswood Farm.

As a certified Scrum master, he is used to facilitating meetings and identifying 'blockers' or issues that need to be resolved. John is also an advocate for free and open-source software.



Robert Morris

was born on an organic dairy farm that hosted volunteers from around the world. He has worked for the United States Save the Children Federation in Sri Lanka developing local economic resilience using micro loans, appropriate technology and small-scale agricultural practices. He spent 35 years in architectural practice in Japan and the UK.

Robert is an incorporated member of the Association of Project Safety (Construction Design and Management Regulations) with 25 years' experience.

In his architectural role, he had responsibility for sustainable design and environmentally responsible specification of materials. He has also trained in arboriculture and is involved in permaculture (member of the Permaculture Association). He designed and completed a self-built low carbon 'eco' house in 2011 that has achieved Passive House equivalent performance. He is also a member of the Association of Environment Conscious Building.

He is a keen bee-keeper and organic food gardener.



Barbara Rainford

is an elected director of several co-operatives including Mid-counties Co-operative, for 12 years, which has won awards for sustainability.

Barbara ran an accountancy business for many years and then Strawberry Fields, an advertising agency. She is now a marketing consultant specialising in social media. Growing up, she used to help out on a farm in Herefordshire and her love of the countryside began there.

*"It is not only an opportunity to ensure the continuation of an organic farm but also to increase the engagement of the community in food production and land-based activities"*

**Robert Morris, Director**



*Charlotte Hollins  
(representing Fordhall  
Community Land  
Initiative)*

has extensive experience in running and setting up Community Benefit Societies as part of Co-operatives UK and is currently employed as Secretary and Manager of Fordhall Community Land Initiative General Manager – the first community-owned farm in England.

Charlotte ran the campaign in 2006 which successfully raised over £800,000 through community shares, to save Fordhall Organic Farm from development.

Charlotte now shares her learning with other community-owned farms across the country, as well as managing the Fordhall Community Land Initiative, with her team of 30, on behalf of their 8,000+ community shareholders.



*Barbara Jones BVMS  
MRCVS VetFFHom  
(representing the owner of  
Babbinswood Farm)*

is the current owner of Babbinswood Farm where she has lived for 35 years, running a well-established, integrated, and holistic veterinary practice.

She has overseen the management of 176-acre Babbinswood Farm for the last 14 years, giving her a wealth of experience in these areas. For 12 years she has also welcomed volunteers to the farm from all over the world.

She is dedicated to farming organically, believing it is the most sensible way forward for the future of our planet and is working hard to maintain the certification at the farm.



*Casha Bowles-Jones  
(representing the  
tenants of Babbinswood  
Farm)*

farms at Babbinswood. She is passionate about producing good, nutritious food from her herd of beautiful pasture-fed-only cows whilst looking after nature and nurturing the soil.

She manages the farmland at Babbinswood Farm adhering to the Soil Association Organic Standards and prides herself on having high welfare standards too! An example of this is with running her cow-calf dairy.

Before returning to the farm seven years ago, she was an educator in the outdoors with all ages and abilities.



*Daisy Kirtley*

grew up working on local farms in Shropshire and came to Babbinswood Farm through the community food forest.

She has a BSc in Ecology and years of experience supporting grass-roots community projects with hands-on assistance, community engagement, research and administration. She believes deeply in restoring our connection and communal access to the land.



*Andrew Cristinacce*

works for a small consultancy, modelling the effects of new pharmaceutical drugs. Prior to this, he spent 14 years working in wildlife conservation, primarily as a researcher for the RSPB and managing a bird reintroduction project in Mauritius.

He has an MSc in Ecology and is a member of the Shropshire Ringing Group and the Shropshire Bat Group. He is the Shropshire representative for the National Bat Monitoring Programme and he leads a wood warbler project for the Shropshire Ornithological Society.

His skills include mathematical modelling and 15 years of wildlife research.



*Patricia Gibbons*

spent 30 years in a local government social care sector providing financial expertise, managing a team of 14 and interacting with senior management on business reporting and preparing financial models for strategic decision-making.

She is a keen outdoors person, enjoying long walks in the countryside, has two allotments managed using organic methods, and is a member of a number of environmental and historical charities. In addition, she volunteers at a dog rescue centre where she is involved in fund raising. Patricia is Barbara Jones' sister.

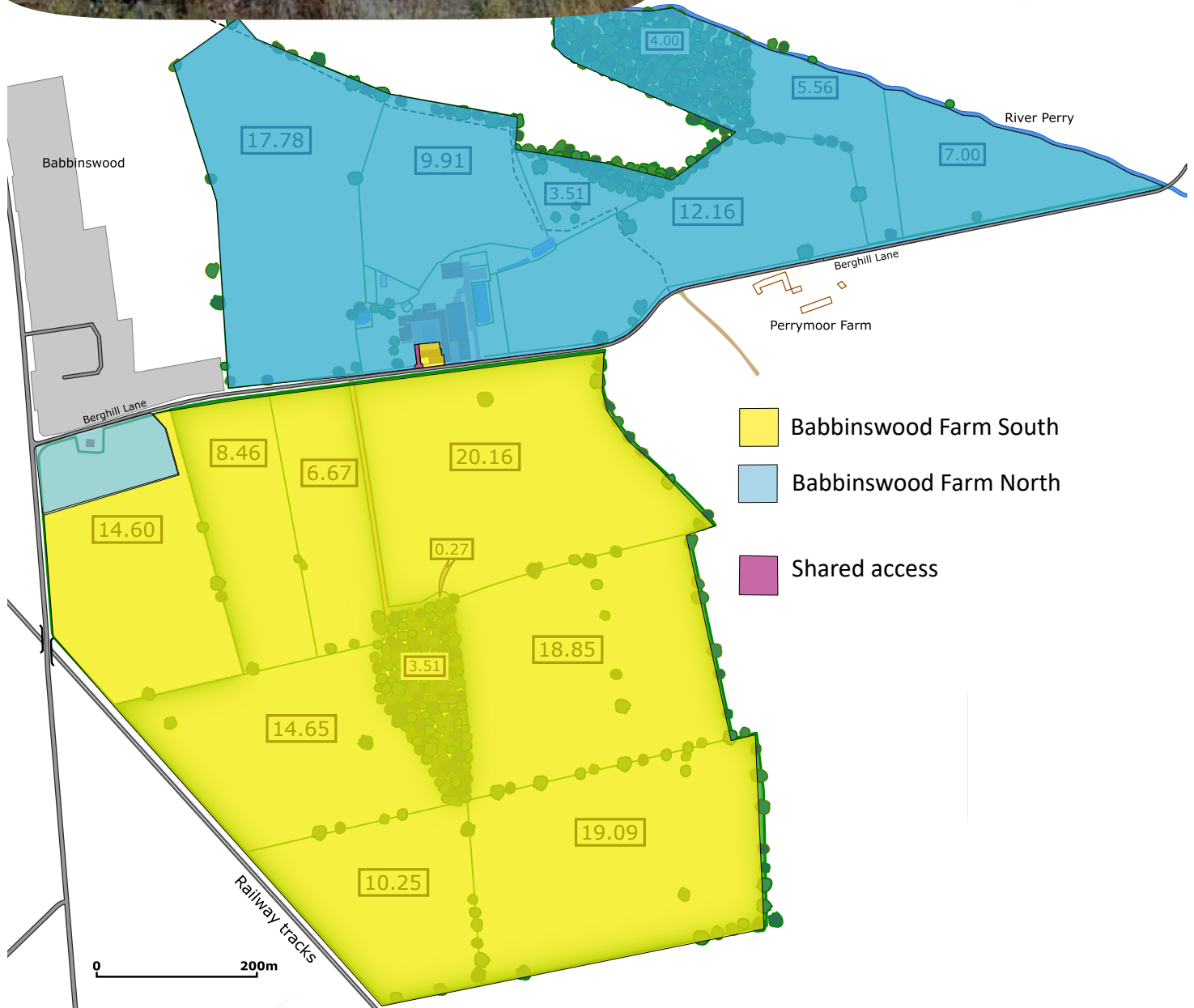


# The land and buildings of Babbinswood Farm



## Babbinswood Farm North

78 acres of pastureland, woodlands and orchards referred to as Babbinswood Farm North owned by Barbara Jones and farmed by Babbinswood Organic Farm Ltd. used by Oakwood Veterinary Centre and for private accommodation.



## Babbinswood Farm South

Community ownership of 116.86 acres of pastureland, woodland and some farm buildings referred to as Babbinswood Farm South. To be owned by Babbinswood Farm Community Benefit Society.



# What do we need?

The money raised will purchase Babbinswood Farm South currently valued at £1.438m. In addition to this, there will be conveyancing costs and other associated professional fees.

***We need to raise £1.5m by 31st March 2025 to purchase Babbinswood Farm South***

# Making it happen

Our campaign is looking to raise:

**£1million through the sale of £50 non-profit making community shares (or at least £800k)**

**£125,000 Other Grants**

**£400,000 Donations and Gift Aid**





# What are community shares?

Community shares are a type of share used by Registered Societies. They are non-transferable, withdrawable shares. This means that unlike shares in traditional companies you cannot sell them on to anyone else, but you are entitled to remove your investment subject to the Society Rules.

Community shares have previously been used to finance renewable energy schemes, farms, shops, piers, ferries, pubs, bakeries and more. For more information and case studies around community shares, visit the website of the Community Shares Unit: [www.communityshares.org.uk](http://www.communityshares.org.uk)

By choosing community shares, we are opening the door to co-creating the future of Babbinswood Farm South. By being charitable, we are ensuring that all of our surpluses are reinvested to further our charitable objects (Exempt Charity reference no. ZD34883).

You must read our Society Rules at [www.babbinswoodfarmcbs.org.uk/babbinswood-cbs-rules](http://www.babbinswoodfarmcbs.org.uk/babbinswood-cbs-rules) before purchasing a share in the Babbinswood Farm Community Benefit Society.

## The share offer

### The important bits about community shares in Babbinswood Farm CBS:

Each share in Babbinswood Farm CBS costs £50. Minimum shareholding is £50 and maximum shareholding is £100,000.

Anyone over 16 years of age can purchase a share.

Shares can be purchased as gifts for children, but must be held by an adult until they reach their 16th birthday.

*Please contact us directly if you would like to do this.*

Shares are non-profit-making, and hold their value.

*(unless we are directed by our auditors to reduce the value of shareholdings)*

Shares are life-long.

Community shares are withdrawable and non-transferable, except on death (if stated with us in advance) or bankruptcy of the shareholder.

The offer to invest in Community Shares is unregulated - there is a risk of losing some or all of the money invested, with no rights to statutory compensation or complaint.

# Why we will offer a long-term Farm Business Tenancy

We intend to offer future tenant farmers of Babbinswood Farm CBS a 100-year tenancy agreement. This is significant when the average UK tenancy is less than ten years in length. We believe a long tenancy is vital to ensure the health of our land is maintained and enhanced.

A good farmer observes and learns how to work with their land and all the other life forms associated with it. It can take many decades to develop this relationship, learning from every season as it goes by. This knowledge is not easily taught in colleges, but is passed on from generation to generation. It is the reason why long-term tenancies or ownership is so important on farmland.

Healthy biodiversity of the natural world is the foundation for the health of the human community, because what we eat becomes us. Organic philosophy is an important fount of knowledge and experience guiding farming, backed up by standards of good practice and supported by legislation. Maintaining organic farming practice at Babbinswood Farm is vital to our community as it supports continuity of good ecological farming practice. Growing food with high nutritional value in this way enhances the local ecology, biodiversity and is food for body and mind.

Working in harmony is beneficial for both the local and wider community. This cannot happen overnight and would be logistically impossible were short-term tenancies in place. To put it in context, it can take anything between 500 and 1,000 years to form just one centimetre of soil.

The role of plants in feeding soil organisms in return for minerals and trace elements, is part of the complex interrelationships and interdependence that build health and resilience. Plants also manage water cycles through transpiration.

There needs to be an incentive for a tenant to invest in the health of the land and soil long-term. Having the ability to pass the stewardship of the land to the next generation provides this incentive. Babbinswood Farm CBS recognises the importance of maintaining continuity of land stewardship and the well-established knowledge of the farm, that is derived through a long-term tenancy.

Most importantly, it provides the incentive for our tenants, and all future tenants after them, to invest in the health of our soil.

If our tenants choose to leave through the duration of this tenancy then we would seek to find new tenants under the same terms.

The Board is confident that offering a long-term tenancy fulfils our charitable objects as stated within our Society Rules.



# Valuation - why private landowners don't offer long-term tenancies

The land and buildings have been professionally valued at £1,438,000 as at October 2024. Once the 100-year lease is offered, the value of the asset will reduce significantly, but it will give our tenant(s) security and the incentive to invest in land and soil, whilst achieving the CBS's charitable objectives. This is something we are deeply passionate about.

Our land agent has advised that the initial reduction could be up to 65%, so we will revalue the land before the first financial year end. This financial implication is why long tenancies are not offered in the private sector. But, as Babbinswood Farm South will be in community ownership in perpetuity, this value only becomes relevant if the community choose to sell the farm.

According to our land agent, the land will recover its value over the period of the lease at a flat rate of approximately 6.5% every ten years. Nevertheless, we believe that community ownership will bring greater value back into the community and into the planet that far outweighs the capital purchase. Furthermore, by renovating the buildings, generating economic/community activity on-site and employing people, the value of our assets in the balance sheet will increase over time.

The Babbinswood Farm CBS Board has reviewed the implications of this revaluation and strongly believe the benefits offered through a long-term tenancy far outweigh the risks. We have not taken this decision lightly and appreciate the large depreciation of the land.

We believe that community-ownership is one of the few legal models that allows long-term environmental and community-benefit to take precedence over financial gain.

**Note:** If members do wish to withdraw their shares at any point, this will be reviewed by the Board, and as long as suitable cash reserves are available, shares will be repaid at their full value. Only if all, or a vast majority of members, request share withdrawals at the same time resulting in the sale of the farm to service them, would the devaluation cause shares to reduce in value.

*"Babbinswood Organic Farm has to be saved. This land is rich in wildlife, biodiversity and community spirit, just as land should be. I strongly believe we need more places like Babbinswood."*

*"We also offered a 100-year tenancy to our tenant at Fordhall Organic Farm. We need places where long-term, good land stewardship is valued above profits, and where health is made a priority. This project is a wonderful opportunity to remove the land value from the equation of land management, putting purpose before profits."*

**Charlotte Hollins, Director, on behalf of Fordhall Community Land Initiative Ltd.**

## Share withdrawals

We hope you will also see investments with Babbinswood Farm CBS as the start of a long-term, even a life-long, relationship as we develop, grow and nurture this special place together. Nevertheless, we have allowed for a degree of annual share withdrawals within our business plan.

This is based on us achieving as much as or more than what is needed to be withdrawn in new investment, in our open share offer. A successful open share offer requires a Board to be actively pursuing it, and a pool of prospective investors who want to become owners of the land and are prepared to invest, even though their money is not needed to buy the land (as that which exists as a driving motivator for investors in this share issue).

It is important to be aware that should the open share issue be less successful and/or the Board believes that there is a more important use of such new capital as has been received, that the amounts available to be withdrawn might be much less or may not be possible at all. Similarly, should the Society become insolvent, due to a reduction in the asset value, it will not be possible to have your share value back in full.

Of course, we hope to surpass all expectations very quickly, but the Board believes it best that we start with a conservative plan and build from there.



# Community shares means working together

## By joining, you will:

- be part of a new movement, a new way of looking after the land and planet.
- be preserving and protecting a family-run British farm at a time when the farming industry is in trouble.
- be supporting organic and holistic farming movements through the provision of a long-term Farm Business Tenancy agreement.
- be helping to keep food production local and healthy, being a real part of it.
- help to keep the land in the hands of people who care about the health of the soil and our planet.
- help safeguard sensitive, regenerative, organic farming, to be part of a way of life and a new future of landownership.
- help to protect our precious countryside including pastureland, woodlands, waterways and other wildlife habitats.
- help to provide opportunities for the community to access education and experience the outdoors and farm life.
- help pave the way for North Shropshire to be an exemplar of how rural communities can address local and global challenges through locally-led initiatives.
- own a piece of the English countryside.
- become a landlord of one of the UK's few community-owned farms.
- have a say in the strategy and focus of the Society.
- be given the opportunity to be nominated to a position on the Board.
- help to develop the existing community hub for all ages and abilities.
- help strengthen sustainable local economies with potential for volunteering and employment opportunities
- be involved in nurturing people on the land.

## Shareholder benefits

- Community share purchases come with a beautifully presented share certificate
- For the first year you will receive a free subscription to our newsletter
- As a Shareholder you will hold one vote at our General meetings
- You will be invited to special Members' events. This provides an informal space to meet other members, discuss progress with the tenant farmer(s) and staff and share stories.

*"With the amount of chemicals currently entering our soils and rivers, organic farming is vital to help reverse the massive loss of biodiversity in our countryside; I would hate to see the fields at Babbinswood Farm used for industrial farming methods."*

**Andrew Cristinacce, Treasurer**



# Business plan

Investment to purchase the land and buildings

*Costs of setting up Babbinswood Farm Community Benefit Society*

<b>Purchase of land &amp; buildings</b>	<b>£1,438,000</b>
<b>Legal costs (incl. searches etc.)</b>	<b>£20,000</b>
<b>Accountancy fees</b>	<b>£3,500</b>
<b>Installation of electric &amp; water meters</b>	<b>£2,000</b>
<b>Promotional costs</b>	<b>£10,200</b>
<b>Consultancy fees (land agents)</b>	<b>£2,500</b>
<b>Transaction fees &amp; admin</b>	<b>£31,488</b>
<i>Financed by:</i>	
<b>Other Grants</b>	<b>£125,000</b>
<b>Community Share Offer</b>	<b>£1,000,000</b>
<b>Donations and Gift Aid</b>	<b>£400,000</b>

## Income & Expenditure report for the first 5 years of operating

Initial trading of Babbinswood Farm CBS will be based on rental income from the tenant farmers and other local enterprises.

During this time, the CBS will seek grant aid to invest in and open free farm trails for the public, provide managed access to the community woodland and host community and charitable organisations within the courtyard buildings to further its charitable objects.

Projects that we will investigate delivering in the long-term include but are not restricted to:

- *Community café and growing spaces*
- *Workshops and courses*
- *Spaces for hire*

All of these ideas will develop with further community consultation and will only be implemented as the funding becomes available. The CBS does not intend to take on any commercial loan finance to support these activities, therefore the risks in implementing them will be minimal at the time.

A tenancy is being prepared between the Jones family and Babbinswood Farm CBS, so will be ready to go as soon as ownership of Babbinswood Farm South transfers. This income will cover the CBS general running costs and some staff administration support.



# Investment costs after purchase

The buildings have been surveyed and no immediate capital works are needed after the purchase. Minor costs include the installation of electricity and water meters.

This provides the time for Babbinswood Farm CBS to bring buildings into community use over time with further development costs invested with finance available. There are no time constraints on this within the business plan. Regular rent from the tenant farmer will cover initial running costs. An open share offer, together with grant aid will help us raise additional capital for new community projects/activities and fund share withdrawals.

This is contingent on there being elected directors with the capacity to prioritise and deliver these activities according to members' wishes. Any interest-free loans taken will also be repaid through an open share offer.



Cash flow forecast	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Share offer	£1,000,000	£10,000	£10,000	£10,000	£10,000	£10,000
Donations	£400,000	£5,000	£2,500	£2,500	£2,500	£2,500
Grants	£125,000	£5,000	£5,000	£5,000	£5,000	£5,000
Fundraising events		£5,000	£5,000	£5,000	£6,000	£6,000
Rent (farm tenant)		£18,520	£18,520	£18,520	£18,520	£18,520
Other Rents		£5,834	£7,834	£9,318	£9,880	£10,943
<b>TOTAL INCOME</b>	<b>£1,525,000</b>	<b>£49,354</b>	<b>£48,854</b>	<b>£50,338</b>	<b>£51,900</b>	<b>£52,963</b>
Purchase of land & buildings		£1,438,000				
Cost of purchase	£52,188	£17,500				
Administration costs		£6,317	£6,425	£6,537	£6,652	£6,770
Wages/salaries		£17,397	£17,937	£18,494	£19,067	£19,658
Utilities		£720	£742	£764	£787	£810
Professional fees		£2,000	£2,000	£2,000	£2,000	£2,000
Activities costs		£6,325	£425	£600	£650	£825
<b>TOTAL EXPENSES</b>	<b>£52,188</b>	<b>£1,488,258</b>	<b>£27,529</b>	<b>£28,395</b>	<b>£29,156</b>	<b>£30,064</b>
Share withdrawals		£5,000	£5,000	£5,000	£5,000	£5,000
<b>TOTAL OUTGOINGS</b>	<b>£52,188</b>	<b>£1,493,258</b>	<b>£32,529</b>	<b>£33,395</b>	<b>£34,156</b>	<b>£35,064</b>
Net cashflow	£1,472,812	(£1,443,904)	£16,325	£16,943	£17,744	£17,900
Cash at year-end	£1,472,812	£28,908	£45,232	£62,176	£79,920	£97,819

For further information, please visit [www.babbinswoodfarmcbs.org.uk](http://www.babbinswoodfarmcbs.org.uk) to read the Babbinswood Farm Community Benefit Society Business Plan



## Alternative funding scenarios – what happens if the funds are not raised?

*If we are unsuccessful in raising £1m funding from community shares, we will encourage five year interest-free loans from supporters to make up the difference.*

If Babbinswood Farm CBS falls short on our fundraising target in any way, and interest-free loans are not forthcoming, alternative scenarios have been researched and fully costed within our business plan.

In this instance, we would opt to buy as much land and buildings for which we have the funds. We will also discuss the potential of time extensions with the vendor, but there is a chance that the remaining land will be sold on the open market.

Each alternative involves purchasing less land and buildings, resulting in less rental income to the CBS. Our running costs and activity will, of course, need to reduce to match this. Our current lowest alternative is if we were to raise £800,000, allowing us to purchase 55.21 acres of pasture and woodland and all of the planned buildings (665sq.m.).

With all alternatives, the Board of Directors will review the business plan to assess feasibility. The Board is committed to only moving forward with alternatives that ensure we can fulfil our charitable objects and have a financially viable society.

If a smaller piece of land is deemed sufficient to fulfil the charitable objects, the Directors reserve the right to move forward on this basis with the funds raised. Similarly, if the Board decides that the funds are not sufficient to purchase a viable proportion of the asset, we will assess the options and share them with you.

Rest assured, no alternatives will be progressed without first communicating with prospective investors. At this point, if you are not happy with the proposals you can withdraw your application.



# How can I help?

## 1. Community Share Offer

You can apply on-line at [babbinswoodfarmcbs.org.uk](http://babbinswoodfarmcbs.org.uk)

Or, if you'd prefer, by completing a form (available from the farm shop or by email\*) and posting your cheque.

## 2. You can make a one-off donation

without buying into the share option.

We will ask you to sign a Gift Aid declaration allowing us to claim a further 25% from the government.

## 3. You can provide a five-year interest-free loan

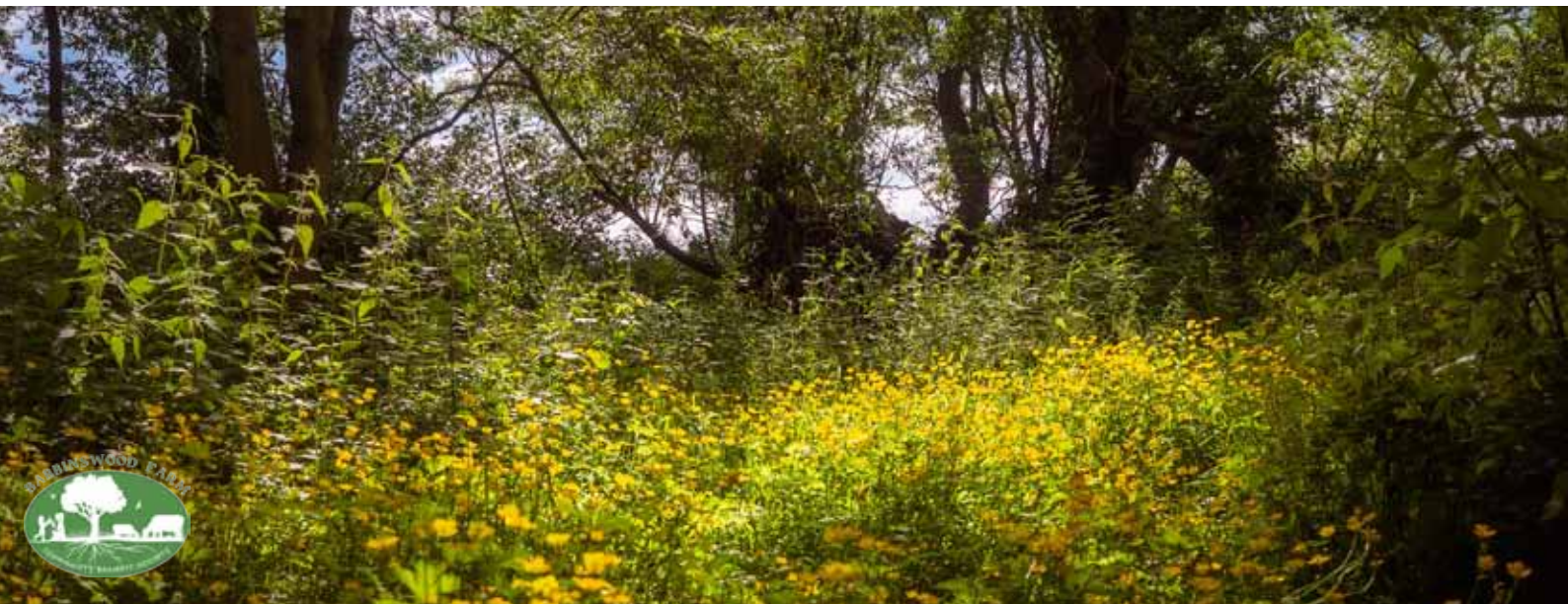
We are accepting loans with a minimum value of £1,000.

Please complete the form on-line or in hard copy (available from the farm shop or by email\*)

\* [future@babbinswoodfarmcbs.org.uk](mailto:future@babbinswoodfarmcbs.org.uk)

Launch community share offer	<b>12th October 2024</b>
Close share offer	<b>31st March 2025</b>
Optional extension	<b>15th April 2025</b>
Issue member share certificates	<b>October-December 2025</b>
Purchase land/buildings	<b>18th April 2025</b>

To apply, please read all our information including our Business Plan and Society Rules available on our website at: [www.babbinswoodfarmcbs.org.uk](http://www.babbinswoodfarmcbs.org.uk)





# Frequently Asked Questions

## Q. Why are shares interest-free?

**A.** The ethos of Babbinswood Farm Community Benefit Society is about protecting the soil and providing a community asset. It is not a business for financial gain. Any trading surpluses will be reinvested into the Society's charitable objects for the benefit of both the community and the environment. However, we believe you will receive social and environmental interest in abundance.

## Q. What does being a Charitable Community Benefit Society mean?

**A.**

- ✦ Our main purpose and activities are all considered charitable.
- ✦ Although not registered with The Charity Commission, we are registered with HMRC as a Charity at Law, allowing us to reduce the tax burden of purchasing the land, claim Gift Aid on donations and open up new avenues for grant funding in the future.
- ✦ Profits cannot be distributed to members and must be retained by the Society to further the charitable objects.
- ✦ As a Charitable Community Benefit Society, we have a 'charitable asset lock'. This is stronger than a statutory asset lock. An asset lock prevents the assets of the organisation from being used for private gain. They can only be used to further the charitable objects of the society.
- ✦ In the event of dissolution, assets must be distributed to another charitable organisation with similar objectives to our own.
- ✦ Most importantly, we can claim Gift Aid on any donations received (but not on share purchases or interest-free loans offered).

## Q. Will I be charged tax when I withdraw my shares?

**A.** As community shares can only be withdrawn at or below the price paid for the shares, no capital gain is possible, so there is no liability to Capital Gains Tax. Any losses on the withdrawal of share capital from a Society cannot be used to offset capital gains made elsewhere (*see HMRC Helpsheet 286*).

## Q. Can anyone buy shares?

**A.** You may purchase shares as long as you are over 16 years of age. You can gift shares to children under 16, but the individual buying the shares must hold onto the shares on behalf of the minor until they reach the age of 16. At this point the shares will be transferred to the giftee.

## Q. Can I get my investment back?

**A.** Yes, shares are fully withdrawable according to Rule 28 of our Society Rules, at the discretion of the Board and upon giving three months' notice to the Society, although we hope you will invest for some years. Donations are non-refundable. Interest-free loans are repayable according to the interest-free loan agreement signed by the two parties.

## Q. What are withdrawable shares?

**A.** Withdrawable shares are non-transferable. Unlike shares in traditional companies, you cannot sell them on to anyone else, but you are entitled to remove your investment subject to the Society Rules noted above.

## Q. Can organisations purchase shares?

**A.** Yes, although a representative of the organisation must be named to hold the vote. Institutional investors may invest more than the maximum £100,000 set by law for individuals (*Co-operative and Community Benefit Societies Act 2014*).

## Q. Is there a maximum number of shares that can be held by a member?

**A.** You can buy more than one share, but the total value for an individual must not exceed £100,000 by law (*Co-operative and Community Benefit Societies Act 2014*); institutional investors may invest more.

## Q. Will I be able to access any part of the farm?

**A.** Public access to the farm is a huge part of our vision. Parts of the farmland will be open to the public and Society members during opening times, managed to ensure safety of visitors and livestock.

## Q. What happens if you don't raise enough to purchase the asset?

**A.** Your investment will be held in a dedicated bank account. Should the share offer fail to reach its funding target, the Board of Directors will review the business plan and, in the first instance, seek to purchase buildings and/or a reduced acreage of land. If this option is not deemed to be viable for Babbinswood Farm CBS then the Directors will offer a number of options to members, which may include having their investment returned, less any associated administration costs.

## Q. What will happen to the land not purchased by the CBS?

**A.** The remaining land, farmhouse and buildings at Babbinswood Farm North, will remain in the ownership of Barbara Jones. She will continue to run her veterinary practice from this base and live in the farmhouse. One of the remaining farm buildings may be renovated to provide a home for her daughter, Casha, and family. They will continue to operate their business, Babbinswood Organic Farm Ltd., from the land they own, and from the land they rent from Babbinswood Farm CBS.

Barbara plans to continue to provide a space for community growing in their community garden and support residential volunteers on-site. This work will be financially independent from the Babbinswood Farm CBS.

## Q. What if a prospective tenant does not wish to take on the tenancy agreement?

**A.** We will ensure the tenancy we offer includes enough land/buildings to support a livelihood on the land and for long enough duration that there is the incentive for the tenant to invest in the soil and maintain organic status of the farm.

✈ Drafting of the new tenancy agreement has begun. We will ensure that our charitable objects are reflected within the tenancy and the associated management agreement to ensure the tenancy we offer is viable whilst meeting the needs of our community. Completing this in advance, and discussing the conditions with prospective tenants, ensures at the point of purchase that the CBS can be as assured as possible that the tenancy offered has a keen tenant ready to take it on.

✈ Due to the unique nature of the circumstances, the vendor of the land is also keen to remain working the land, and as such is the obvious choice to be the first tenant that the CBS works with. This is subject to the correct terms and costs being in place and the prospective tenant being in agreement with those terms.

✈ Any decision made by the Board to confirm the tenant will be made by a quorate Board that is unconflicted.

✈ If the vendor chooses not to take the tenancy, the CBS has considered the following options:

1. Seek new tenants, either for the land as a whole or if there is not enough demand for this, then by splitting the land into parcels to offer organic allotments/starter plots for local people.
2. Sell organic hay or organic grazing agreements on short-term leases. This has been done quite recently at Babbinswood Farm by the vendor whilst successfully retaining the organic status of the land.
3. Babbinswood Farm CBS runs/manages the farm shop and veg box business themselves.

In this instance, ideas would be passed by the membership to get their support or to ask their advice to develop new ideas.

## Q. Can I get tax relief on my investment?

**A.** As a charitable organisation, you can receive charitable tax relief on donations given to Babbinswood Community Benefit Society. This does not apply to shares purchased. *Detailed guidance is available on the HMRC website, or you may choose to seek advice from your own accountant.*

## Q. How will you manage conflicts of interest between the CBS and Barbara Jones and Casha Bowles-Jones?

**A.** The CBS recognises that there are a number of conflicts of interest connected to the sale, and the subsequent tenancy agreement offered to Barbara Jones and Casha Bowles-Jones because:

- ✈ Barbara Jones is the vendor of the land and prospective tenant.
- ✈ Casha Bowles-Jones is a current farmer on the land, a prospective tenant and Barbara Jones's daughter.
- ✈ Both Barbara and Casha are Directors of Babbinswood Farm CBS.

Charity law prohibits the provision of benefits to individuals. Consequently, there will be strict management of the Jones' under the Society Rules. In all instances, declarations will be made at Board level and individuals concerned will abstain from voting. This includes any other family members, which at the present time includes Patricia Gibbons, Barbara Jones's sister.

Discussions regarding the terms of the sale and the tenancy will involve legal and other professionals acting independently for Babbinswood Farm CBS. The vendor and prospective tenants are required to seek and fund their own independent professional and legal advice, before any legally binding agreements are entered into.

## Q. What if the land is no longer available for sale, the timeframe changes, or the price of the land increases past what is achievable for the CBS?

**A.** We will share every part of the journey with our members and our followers through direct emails and updates on our website. In these instances, we will review our business plan, and if a change of direction is warranted, then we will consult with our members before making a decision. The Board reserves the right to take on additional loan finance, if it deems it to be affordable and necessary for the success of the project.

**Any other questions? Please email your query to [future@babbinswoodfarmcbs.org.uk](mailto:future@babbinswoodfarmcbs.org.uk)**



# Share application form

This is the application form to apply for community shares in  
**Babbinswood Farm Community Benefit Society.**

Please read the Babbinswood Farm CBS Rules before completing the application form.

All documents referred to herein are publicly available on the

**[www.babbinswoodfarmcbs.org.uk](http://www.babbinswoodfarmcbs.org.uk)** website, by contacting any member of staff at

**Babbinswood Organic Farm, Berghill Lane, Whittington, Oswestry, Shropshire, SY11 4PF**

**Tel: 07907 708075** or by emailing **[future@babbinswoodfarmcbs.org.uk](mailto:future@babbinswoodfarmcbs.org.uk)**

## Application

If you wish to apply to buy shares, please either complete and submit the on-line application form or print and complete a paper version of the application form, available on the website or from Babbinswood Farm.

Please also complete the Nomination of Shares on Death form included with the application form. Please retain the details from the application for your future reference.

## Payment methods

Payment in full for the amount you wish to invest must be included with your completed application form or paid into the Society's registered bank account at the time of application. We can only accept payment from a United Kingdom bank account. Cheque or online payments need to use the following account name and details:

### Bank Transfer:

Name on account: BABBINSWOOD FARM COMMUNITY BENEFIT SOCIETY LIMITED

Account number: 67371646 Sort code: 08-92-99

If you choose to pay via bank transfer, please make sure you add the reference code used in the application form. If you pay by cheque, please make sure you write on the reverse side of your cheque your name as it appears on your application form and the reference code.

## Thank you!

*Please note shareholdings can only be issued in one individual's name.*

*If an organisation is investing, a named representative of the organisation must be named to hold the vote, as well as noting the organisational name.*

# Babbinswood Farm CBS Share Application Form

## Section 1 - for ALL applications



Please print all written answers clearly in block capitals.

I confirm that I am aged 16 years old or over (please tick).

Title: ..... First name(s): .....

Surname: .....

Postal address: .....

.....

Postcode: ..... Country: .....

Phone: ..... Email: .....

By applying for membership and shares, I agree to personal information and investment being held on a computer database for the sole use of Babbinswood CBS (please tick).

I understand that this information will be used for the purpose of maintaining a register of members as required by the Society's Rules and to help with Society management and member engagement. I understand that members can inspect the register but not the sums invested (please tick).

The number of share(s) I would like to purchase for myself is: .....

The number of share(s) I would like to purchase for other people is: ..... (please enter other shareholder details in Section 2 if applicable)

The total payment I am making is £ .....

(in multiples of 50 e.g. 1 share for you and 3 shares for other people = 4 shares in total x £50 = £200)

### A reference code is needed if paying by BACS or cheque

Please use a combination of four letters and four numbers. We suggest using the first letter of your first name plus the first three letters of your surname, plus the month and year from your date of birth. For example Mary Smith born 17/10/62 the reference would be MSMI1062).

Please note the reference you will use on your payment here: .....

Please indicate how you will be making payment for the requested shares:

Bank transfer/BACS/online payment       Cheque       Card payment

I have read and understood the Babbinswood Farm CBS rules (please tick).

What motivated you to purchase shares? .....

.....

I confirm I purchased these shares not as an investment for personal gain but to support the work of this worthwhile charitable organisation (please tick).

Signature: ..... Date (DD/MM/YY): .....



## ***Nomination of shares on death***

Please remember your shares are life-long meaning you will part-own Babbinswood Farm for as long as you are with us.

Your involvement and support, however, does not stop there. It is just as important to decide what happens to your share(s) when your body returns to the land. What would you like your legacy as a landowner and steward to be?

There are a number of options, and what is most important to us is that the decision on the future of your shares is made by you. By completing the below form ahead of time, you will ensure that your wishes are followed through by our team.

**Please note:** only the first £5,000 of shareholdings can be dealt with via nomination, any amount above this will need to be managed via probate or as instructed in your Will.

.....

**I would like to express the wish that, on my death, my shareholding in Babbinswood Farm CBS be (please tick):**

- donated back to the Babbinswood Farm Community Benefit Society in full.**
- repaid to my Estate (providing sufficient funds are available and at the descretion of the Board according to Rule 28). Please note that the Board reserve the right to charge an administration fee for the withdrawal of shares on death.**
- re-issued to the beneficiary named below who has expressed an interest in the continuing support of Babbinswood Farm CBS (please provide beneficiary details below).**

.....

***Beneficiary details: please only fill in if you ticked 're-issue to beneficiary' above***

**Beneficiary full name:** .....

**Beneficiary postal address:** .....

.....

**Postcode:** ..... **Country:** .....

**Beneficiary phone:** ..... **Beneficiary email:** .....

***Thank you for completing the share application form!***



# Babbinswood Farm CBS Share Application Form

## Section 2 - to be completed if buying shares for other people



Please print all written answers clearly in block capitals.

I would like to purchase ..... shares at £50 per share for this person.

Date of birth (if under 16)\* ..... OR  I confirm that the shareholder is over 16 years of age.

Title: ..... First name(s): .....

Surname: .....

Postal address: .....

.....

Postcode: ..... Country: .....

Phone: ..... Email: .....

\*Shares will be held in the purchaser's name until the shareholder named above reaches 16 years of age. Once the shareholder becomes 16, we will contact them to confirm their consent and agreement to our Terms and Conditions before transferring the share into their name.

Please indicate where you would like the gift certificate\*\* sent to:

Gift certificate emailed direct to the recipient

Gift certificate emailed to the person buying the shares (you)

\*\* Shares will only be issued when the recipient has formally consented to being a member and agreed to our Terms and Conditions, at which point their official share certificate will be issued.

### Nomination of shares on death

Note: only the first £5k of shareholdings can be dealt with via nomination, any amount above this will need to be managed via probate or as instructed in your Will.

I would like to express the wish that, on my death, my shareholding in Babbinswood Farm CBS be (please tick):

donated back to the Babbinswood Farm Community Benefit Society in full.

repaid to my Estate (providing sufficient funds are available and at the discretion of the Board according to Rule 28). Please note that the Board reserve the right to charge an administration fee for the withdrawal of shares on death.

re-issued to the beneficiary named below who has expressed an interest in the continuing support of Babbinswood Farm CBS (please provide beneficiary details below).

**Beneficiary details: please only fill in if you ticked 're-issue to beneficiary' above**

Beneficiary full name: .....

Beneficiary postal address: .....

.....

Postcode: ..... Country: .....

Beneficiary phone: ..... Beneficiary email: .....



# Babbinswood Farm CBS Donation Form

If you would like to support our journey, but do not wish to be a life-long member, then a donation is a good alternative and allows us to claim gift aid!

Please note that donations do not make you a member of Babbinswood Farm CBS, they are a one-off gift to help the Society with their good work

Title: ..... First name(s): .....

Surname: .....

Postal address: .....

.....

Postcode: ..... Country: .....

Phone: ..... Email: .....

Donation amount: .....

*giftaid it* **Allow us to claim Gift Aid on donations:** By ticking this box, I confirm that I am a UK taxpayer and I am happy for the Babbinswood Farm Community Benefit Society Ltd. to claim Gift Aid (25% of donations) for the current tax year and donations I make in the future or have made in the past 4 years to the Babbinswood Farm Community Benefit Society Ltd. I understand that if I pay less income tax and / or capital gains tax than the amount of Gift Aid claimed on all my donations in that tax year, it is my responsibility to pay any difference.  
**Please note: Gift Aid cannot be claimed on share purchases.**

Signature: ..... Date (DD/MM/YY): .....

## A reference code is needed if paying by BACS or cheque:

Please use a combination of four letters and four numbers. We suggest using the first letter of your first name plus the first three letters of your surname, plus the month and year from your date of birth. For example Mary Smith born 17/10/62 the reference would be MSMI1062).

Please note the reference you will use on your payment here: .....

**Thank you!**





**Keep up with the campaign,  
and help us spread the word!**

 **Babbinswood Farm CBS**

 **@babbinswoodfarmcbs**

 **@BabbinswoodCBS**

**NOTE ADD  
CROWD-  
FUNDER LINK  
HERE**

**#SaveBabbinswoodFarm**

**Volunteer with us!**

**Email: [future@babbinswoodfarmcbs.org.uk](mailto:future@babbinswoodfarmcbs.org.uk)**

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