



The Biodynamic Land Trust
stewarding farmland for a living, working countryside

Huxhams Cross Farm Community Share Offer Summary

Invitation to invest in a farm that will benefit the community by:

- Developing a beautiful, productive, viable demonstration 34 acre farm for growing good food, using biodynamic, organic, agroforestry methods,
- Protecting farmland and restoring soil fertility,
- Increasing biodiversity and wildlife,
- Providing training, apprenticeships and education,
- Building facilities such as a seminar room, kitchen, barns, permissive access, children's play space, services,
- Creating learning, play and therapeutic opportunities for children.

Share Offer: Opened on 10 October 2015 - still open for investment

Marina O'Connell of the Apricot Centre is a horticulturalist who knows the Dartington soil well and can make this Week /Huxhams Cross land flourish again.

Wendy Cook, Dartington resident

The BDLT meets the urgent need for enabling farmers to gain access to land without the crippling burden of debt, and help build sustainable food systems.

Patrick Holden, Biodynamic Agricultural Association patron and Founding director of the Sustainable Food Trust

Summary of Huxhams Cross Farm Share Offer

This is an invitation to invest in withdrawable shares in the Biodynamic Land Trust Community Benefit Society Limited, a charity at law, so as to raise £150,000 for investing in farm infrastructure such as barns, Forest School, services, educational facilities and repaying interest free loans needed for the land acquisition.

The 34 acres of farmland between Week and Huxhams Cross, Dartington, Totnes, South Devon is leased by the Biodynamic Land Trust on a long term Farm Business Tenancy to the Apricot Centre in order to develop Huxhams Cross Farm.

By investing you will help:

- Build the farm infrastructure, such as barns, playspace, learning facilities services such as electricity and water,
- Secure land for growing biodynamic, organic food, help develop bare land into a living working farm
- Restore soil fertility, increase biodiversity, enhance landscape
- Benefit the community through good food, permissive land access, research, education, training, apprenticeships, sustainable livelihoods, volunteering, and increasing local resilience
- Enable the establishment of a learning, demonstration farm for biodynamic, permaculture and organic food growing
- Secure a social, cultural and environmental return on your shares.

For the full Share Offer Prospectus see, www.biodynamiclandtrust.org.uk.

Why a Huxhams Cross Farm Share Offer?

The July 2014 Week Land Share Offer successfully raised enough gifts, loans and shares to buy 34 acres of farm land between Week and Huxhams Cross on a 999 Year Lease from the Dartington Hall Trust for £220,000 on 11 September 2015. The Biodynamic Land Trust now needs to raise a further £150,000 to help the Apricot Centre, the farmers, transform the land into a beacon farm, a green oasis at the heart of the Totnes community.

The Huxhams Cross Farm Infrastructure Share Offer - Please note that this is an Open Share Offer with regular closing dates creating share offer phases. Each phase will have a minimum share target requirement of £25,000 as set by the Trust's board.

Fundraising Target £150,000

Minimum investment £250 (5 monthly installments possible)

Maximum investment £100,000 in shares (per person or organisation)



"It's wonderful that Huxhams Cross Farm has been secured for an innovative permaculture and biodynamic farm. Please help them make the next step to secure the finances they need to develop the buildings and equipment that will allow the project to thrive. Their work is unique and important, and can provide a model for how many more farms could work in the future."

Andy Goldring, CEO, Permaculture Association



What is the Biodynamic Land Trust?

The Biodynamic Land Trust is a pioneering, innovative farm land trust actively engaged in stewarding land in Sussex, the Midlands, Gloucestershire and Orkney for biodynamic farmers, growers and communities. It is pioneering ways of increasing affordable farm access for growing healthy food and increasing local food security. It is part of a worldwide movement for organic and biodynamic farming which treats land as a commons, a community to which we belong, rather than a market commodity.

The BDLT is a charitable Community Benefit Society (IPS) registered in 2011 with the Financial Conduct Authority (FCA), no 31448R, charity no XT33649

The directors are:

Gabriel Kaye, Society Secretary, Administrator; BDA certification officer
Mark Drewell, thought leader, partner in The Foresight Group
Chris Stockdale, farmer, Biodynamic Agriculture Association chair
Rachel Harries, set up CSA Network UK, runs the organic apprentice training scheme
Ella Hashemi, Groundspring Network for Beginning Farmers and Growers, biodynamic gardener
Sebastian Parsons, ex officio Executive Director, a founder of Stockwood Community Benefit Society

For more information see www.biodynamiclandtrust.org.uk e.g. the Society Rules (constitution). Relevant documents such as the Annual Accounts can be inspected with prior arrangement at the BDLT, The Painswick Inn, Gloucester Street, Stroud GL5 1QG. 01453 367233 or admin@biodynamiclandtrust.org.uk

Advisors and bankers

Bankers: Triodos Bank, Deanery Road, Bristol, BS1 5AS
Land Agent: David Riddle, 3dRural, www.3drural.co.uk
Solicitors: Rod Lloyd Jones, Clark Wilmott LLP, Taunton

'This project is a brilliant demonstration of how restoring and enhancing the ecological fertility of land can have huge social and economic benefits for local communities. Re-localising our economies around sustainably productive land, as is the case with Huxham's Cross Farm, can help provide food security while providing education, training and job opportunities for local people.'

Molly Scott Cato Green MEP for SW England



Invitation to Invest

Dear Friends,

We are delighted that both members of the Totnes community and members of the wider biodynamic, organic, permaculture and enlightened agriculture communities helped secure the Week land for Huxhams Cross Farm. This is a striking example of communities of place and of interest investing in farms of tomorrow that are pioneering the third wave of agricultural revolution, the ecological one. This includes things such as good food, soil restoration, regenerating the land, more jobs on the land, food security and community-supported agriculture.

You are now invited to help establish the farm infrastructure for Huxhams Cross Farm for Marina and Mark O'Connell and Bob Mehew of the Apricot Centre to farm there. They want to transform this orphan bare land, which has been used for conventional high input farming, into a fertile educational market garden and family farm for biodynamic/organic food growing demonstrating permaculture design in action.

Just as the Dartington Hall Trust helped pioneer the second agricultural revolution, the Apricot Centre now wants to be an active part of the new learning campus of ecological food production as a part of the new cluster of complementary innovative food enterprises on and around the Estate.

We founded the Biodynamic Land Trust in 2011 to provide affordable land access for farmers and communities, and to counter the threats to the countryside posed by the loss of fertile soil, agri-business expansion, land speculation and by family farms going bust. The market turns land into a commodity, not a commons to be cared for. We face climate change, low food security and unresilient local food systems.

Yet we also see emerging a vibrant local food movement, farmers markets, community supported agriculture, community orchards, and people wanting to re-connect with food, land and place. Hence the need for community connected farming, guided by agro-ecological and biodynamic principles, a land ethic and by co-operative principles.

But securing land is not an end in itself, as it needs stewarding wisely. So we are delighted to lease the land to Marina O'Connell and team of The Apricot Centre. She has local roots, having successfully set up the original School Farm at Dartington in the 1990's. She lectured in agriculture at Otley College, set up the Apricot Centre market garden, worked with Transition initiatives, is part of the Stoke Newington's Growing Communities Market, which won The Observer trader of the year award. She draws on a rich toolbox of experience, principles and methods.

So we invite you to invest in Huxhams Cross Farm as another practical step in building a more resilient Totnes food economy and building a community farm.

Timothy Brink, Chair* Timothy Brink was Chair at the time this Share Offer was opened. He has since retired.

'Huxham's Cross Farm is one of the most exciting sustainability projects anywhere in the UK; it puts sustainable agriculture and land education into practice, hugely benefiting the ecology and people of the area'

Professor Steffen Boehm; Director, Essex Sustainability Institute, University of Essex



Membership and Huxhams Cross Farm Infrastructure Share Offer Application Form

Our aim is to secure agricultural land in trust in perpetuity for affordable access for biodynamic farmers and agriculture, countryside conservation and for community connected, sustainable farming. The benefits include supporting biodynamic farming, preserving the countryside, supporting local food growing and helping entrant biodynamic farmers and growers get access to affordable land.

This is an application to invest in a non-profit share of 250, £1.00 shares minimum (£250) and up to 100,000, £1 shares maximum, to become a member of the Biodynamic Land Trust and support this project.

Name

Address
Post Code

Email address

Phone number(s)

I wish to purchase _____ worth of £1 shares (must be at least 250, max 100,000, in multiples of 100)

- please contact BDLT for sums over £20,000

I enclose a cheque to the value of £ _____ OR I have made a payment to The Biodynamic Land Trust a/c 20304358, sort code 16-58-10 of the above amount with my name as reference.

Please make cheques payable to **The Biodynamic Land Trust**. Write your name and phone number on back. Post to: Gabriel Kaye, BDLT Administrator, Painswick Inn, Gloucester St., Stroud GL5 1QG. It may take up to a month cash your cheque. Acknowledgement will be made by email or by post within 15 working days of receipt. Share certificates will be issued and your name put on the Share and Membership Register.

Please complete the agreement form over - your signature is needed

For BDLT office use

BDLT Membership Share Application Number: _____

Entered on Shareholder: _____

Date cheque received: _____

Cheque Number: _____

Cheque acknowledgement emailed/posted Register: _____

Shareholder/Member No: _____ Share certificate issued & posted: _____

Agreement

1. I am aged 16 or over.
2. I agree to be bound by the Rules of the Biodynamic Land Trust Limited which is registered with the FCA. The BDLT Society Rules are on <http://www.biodynamiclandtrust.org.uk/> Further details on this project and other projects are/will be available on the website as new farm projects come up. There is a downloadable Application Form also on the website.
3. I understand the Board may reject my application and is not required to inform me of its reasons.
4. I understand the data I provide on this form will be stored and will be used only for the purposes of The Biodynamic Land Trust Limited and will not be disclosed to a third party.
5. I give permission for the Biodynamic Land Trust Ltd to email me relevant formal documents and information and to contact me using the details I have provided as necessary to its activity.
6. It is a term of this offer to ensure compliance with Money Laundering Regulations 2003 that The Biodynamic Land Trust Ltd may at its absolute discretion require verification of identity from any person seeking to invest.
7. Please specify what you wish to happen to your Shares in the event of your death.

Either:

(a) Donate them to The Biodynamic Land Trust Limited: Circle **Yes** or **No** and sign:

Or

(b) Transfer them to a named person:

On the event of my death I wish my shares to go to:

Their contact details: (email):

Address:
Post Code

Signed as a Deed

Your Name:
(PRINT)

Signature:

Date:

Witnessed by:

Signature:

Address:
Post Code

Date:

How you can help build Huxhams Cross Farm

Imagine a layered cake of different investment choices. You can invest in withdrawable shares, make a long-term interest free loan, remember us in your Will, make a bequest or a charitable donation, with or without gift aid. (Gift aid forms available on the website or by post.)

The Huxhams Cross Share Offer

- Each share costs £1. The minimum investment is £250 or 250 shares
- The maximum investment is £100,000 in withdrawable shares
- By investing you become a shareholder and hence a mutual owner
- Investing in shares means you become a member of the Biodynamic Land Trust
- Each member has one vote, no matter what the level of shareholding
- Shares are withdrawable not tradable, so can only be sold back to the BDLT at face value
- Shares can be inherited
- The return is social and environmental. However, we are trying to develop a range of member benefits such as a discount on accommodation in an Orkney croft house when converted.

Share withdrawal terms are set out in the Biodynamic Land Trust Rules, which are at www.biodynamiclandtrust.org.uk. (C1-C27). Further information about such community investment is available at www.communityshares.org.uk. This is a long-term investment, with no interest payable on shares, but with a social and environmental return.

What are the risks?

Investors should be aware that their investment is potentially at risk, though the BDLT will be careful with taking on potential liabilities, and land is a relatively safe investment. Though land prices can go up or down, farmland prices have at least doubled in the last 5 years. This investment is not covered by any form of financial compensation scheme and there is no right of complaint to an ombudsman. The BDLT will retain a modest reserve for potential share withdrawals and keep overheads to a minimum.

Where is Huxhams Cross Farm?

The land story and location: the land was part of the Dartington Hall Estate until September 2015, farmed for maize and barley for many years by Ian Forbes of Parsonage Farm, who retired in October 2014. The land is south facing and lies between Huxham's Cross and the village of Week in Dartington Parish. It is bounded by a cycle path to the east and abuts Martin Crawford's Agroforestry Research Trust's site to the west. It is bare land with no farm buildings or services.



The Desired Future for Huxhams Cross Farm

The Apricot team have designed a beautiful 34-acre farm that will produce delicious biodynamic food, vegetables, fruit, beef, and eggs and chicken that will supply 100-150 families via a Community Supported Agriculture model. The farm will add value to produce, making jams, chutneys, cordials and juices with grade out produce. This will be a learning, demonstration farm for biodynamic methods of food production, permaculture design and agroforestry, weaving these techniques together to create a productive, sustainable, and bio-diverse farm.

The farm will offer a range of courses and events for the local community and train apprentices in collaboration with other local offerings. We will welcome children to explore the farm, food and eating. We will have celebratory events on the farm, such as Apple days and Easter egg hunts as well as workdays and volunteering involving the community. We believe that regular, intimate experiences in nature give a sense of wellbeing to everyone through being on a farm, celebrating nature within a productive setting, eating good food and generally having a great time in nature.

We have been working with local people and organisations in this initial stage and will continue as we start to develop the farm on the ground, and as it evolves.

We have more than 25 years experience in working with organic, biodynamic and permacultural design methods of food growing. Huxhams Cross Farm will be the culmination of many years of work and experimentation. We are comfortable with communicating these concepts and ideas to a broad range of people. The Apricot Centre is a Community Interest Company (Not for Profit) focusing on local food, wellbeing and creativity. Wellbeing projects and a wellbeing service are being developed to support children and families which will be part-based on the farm complementing the farm business.

The farm was sown with green manures in April 2015 to start the process of soil regeneration and was put into the formal conversion process to Biodynamic status on the 16th of September 2015. We expect this development phase of the farm will take 2 to 3 years, with food production and the delivery of services likely in 2017. Two workshops were held this spring demonstrating the large scale design process following a year of site observations and detailed discussions with local stakeholders.

The Apricot Centre CIC Directors:

Marina O'Connell - MSc Env, BSc Hort - Organic and Biodynamic Farmer, horticulturalist, permaculture designer.

Mark O'Connell - Child Psychotherapist and Process Oriented Psychologist, Researching attunement in children's relationships and with nature.

Bob Mehew - Project Manager & Permaculture Teacher and organic grower.



See www.apricotcentre.co.uk for more information or info@apricotcentre.co.uk.

How will the Share Offer Capital be Invested?

Financials and Costings: The Apricot Centre forecasts that the farm business will break even after three years. Profit and loss projections spreadsheets for the first three years can be seen on application to the Apricot Centre.

- Oct 2015-2016, Oct 2016-2017, Oct 2017-2018
- Income £4000, £10,000, £70,000
- Expenditure £31,700, £33,400, £68,900

Capital Investment Needed

Here are estimated setup infrastructure costs 2015-18 detailing how the £150,000 from the Share Offer will be invested. If £150,000 is raised through shares, gifts and grants, then the BDLT can invest £61,500 in repaying friendly loans used to secure the land. £100,000 is needed to invest in long term farm infrastructure, some grant funds and BDLT will supplement to make the full amount of £100,000. The Apricot Centre will invest £30,000 for trees, polytunnels and equipment, and will support the farmworker salary costs in the first few years. The buildings will be permanent and built using local sustainable materials, remaining in BDLT trusteeship. The Apricot Centre will pay rent to lease the farmland buildings.



Infrastructure Summary

(BDLT, share offer, grants and donations)

- Barn building £25,000
- Training room £50,000
- Electricity installed £3,000
- Sewage system £10,000
- Biomass heater £10,000
- Water installed £2,000

Total £100,000

Equipment

- Training room £2,800
- Packing shed £1,000
- Office £1,000
- Coldstore £2,000
- Polytunnels £5,000
- Fruit trees £8,000
- Chicken houses £5,000
- Tools £1,000
- Tractor £2,000
- Delivery vehicle £3,000

Total Apricot Investment: £30,800



Other Ways to support the Biodynamic Land Trust

The Biodynamic Land Trust is also seeking, gifts (gift aidable), bequests and will be fundraising with the Apricot Centre for grants. Shares and gifts are needed for successful match funding.

People will often buy the minimum value in shares to become a member and obtain voting rights but then provide support in other ways to maximise the benefit to BDLT and its projects; e.g. by making a gift.

Gifts

If you are a UK tax payer we can claim 25% extra to the donation back from HMRC, thus increasing the value of your gift. Please use the form on our website or ask for one to be sent to you.

Gifts can be unconditional or conditional on the project completing; if conditional and this share offer is unsuccessful the funds will be returned to donors.

Loans

Loans are a useful backup system for getting enough money in fast to be able to buy land and fund projects while we seek grants and other funding. Ideally we seek personal and charitable support through interest free loans since the BDLT does not wish to put pressure on agriculture to create the sort of profit necessary to pay interest.

This provides a flexible way of giving support, since the terms can be flexible to meet both your and BDLT's needs.

Loans are refundable according to the terms of the loan agreed; shares are withdrawable with due notice should funds allow. This is currently 180 days' notice after a term of 3 years.

Volunteering time

We are always happy to hear from people who wish to donate their time. This can vary hugely from spreading the word, using specific skills to help with specific tasks, helping on a farm or by becoming a director of the BDLT.

'At a time of such uncertainty for small farmers, it is very heartening to see the establishment of a new biodynamic farming and horticultural enterprise at Dartington in Devon. Our food needs to be grown in a way that looks after soil, water and biodiversity that in turn create a virtuous circle of health and renewal. I have known Marina O'Connell for over 20 years, as a market gardener and horticultural teacher. The land at Dartington will be in good hands, and we can all look forward to this being a productive and health-promoting enterprise that can inspire a new generation of fruit and vegetable growers.'

Kath Dalmeny, Coordinator, Sustain: the alliance for better food and farming



For the full Huxhams Cross Farm Share Offer Prospectus go to www.biodynamiclandtrust.org.uk. An outline of the Huxhams Cross Farm *Business Plan*, as well as the *Children on Farms Statement* are available on request from Apricot Centre: info@apricotcentre.co.uk



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For further information please contact the Biodynamic Land Trust
Gabriel Kaye: gabriel@biodynamiclandtrust.org.uk
Natasha Ramm for financial questions: natasha@biodynamiclandtrust.org.uk

BDLT, Painswick Inn, Gloucester Street, Stroud, GL5 1QG, UK
tel: 01453 367233

The Biodynamic Land Trust Limited (BDLT) is a Community Benefit Society: no 31448R;
exempt Charity; no XT33649

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