

# RENOVATION SHARE OFFER



**BROCKWEIR INN COMMUNITY  
BENEFIT SOCIETY LIMITED**

FCA Registration number 9278

**SHARE APPLICATION LAUNCH DATE - 1 JUNE 2025**

**SHARE APPLICATION CLOSING DATE - 15 JULY 2025**



If you are considering buying shares, it is important that you read the whole document.

# JOY AS PUB IS BOUGHT BY LOCAL COMMUNITY

The Forester 18.12.2024



*The Dibden family owned the pub for several generations during the late 1800s and early 1900s.*

Once home to at least 17 pubs, The Brockweir Inn is the last of its kind in the village. The building has been a pub since at least 1793.

By investing in our project, you are also preserving a piece of our history and heritage.

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# INTRODUCTION

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## SAVE THE BROCKWEIR INN

### **Be Part of a Success Story – Invest in the Brockweir Inn!**

Thanks to overwhelming support from our community, the first Share Offer launched in June 2024 raised an incredible £385,000. Along with existing funds and small loans, this allowed us to officially purchase the Brockweir Inn in December 2024. This remarkable achievement shows just how much people care about preserving our pub.

Now, we're inviting you to be part of the next chapter of this journey.

The Brockweir Inn Community Benefit Society (BICBS) is launching a second Share Offer to raise funds to renovate and re-open the Brockweir Inn, transforming it into a thriving village pub.

This is your chance to buy shares in a fully registered Community Benefit Society - set up specifically to secure the long-term future of this historic inn as a real community pub: owned by us, run for us, and enjoyed by everyone.

### **Why invest?**

Because saving this pub isn't just about saving a building—it's about preserving the spirit, history, and identity of one of the oldest and most cherished villages in the area. Brockweir has been a gathering place for centuries—where locals and visitors meet, relax, share a drink or a meal, and enjoy the irreplaceable atmosphere of the Wye Valley AONB. We want to keep it that way, for generations to come.

### **But we can't do it without you!**

By buying shares, you'll help us carry out essential refurbishment and restoration work. Once complete, the BICBS will lease the inn to a carefully chosen tenant. Unlike commercial landlords, our goal isn't to turn a large profit—it's simply to have the pub back as a flourishing business. That's why community pubs often succeed where commercial ventures fail.

Every shareholder has a say. One member, one vote—regardless of how many shares you buy. Important decisions will always come back to the shareholders. This Share Offer document exists to answer your questions, provide clarity, and invite you to join us in this exciting mission.

Your investment will help breathe life back into the Brockweir Inn—restoring it as the warm, welcoming hub of our village—and you'll be able to say, "I helped make that happen."

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# SHARE OFFER

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## AT A GLANCE

The Brockweir Inn Community Benefit Society (BICBS), which was set up to purchase, establish and run the Brockweir Inn, is issuing additional shares in order to fund the renovation and reopening of The Brockweir Inn.

The Share Offer details are summarised below:

Share Application Launch Date	1 June 2025
Share Application Closing Date	15 July 2025
Minimum Target	£25,000
Optimum Target	£100,000
Maximum Target	£250,000
Minimum Individual Investment	£250 (250 shares at £1 each)
Maximum Individual Investment	£100,000 for a single shareholder (including any existing shareholdings)

**The Brockweir Inn Community Benefit Society Limited is registered with the Financial Conduct Authority (FCA) under registration number 9278.**

**Website:** <https://thebrockweirinn.com/>

**Debts: No member will be liable for any further investments or cash to service any debts. Members should be aware that if the pub should fail leaving unpaid debts, you could lose some or all of the money you have invested to cover unpaid debts.**

## KEY POINTS

- Our target is to raise as much capital as possible (up to a maximum of £250,000) by selling shares to support the renovation and re-opening of The Brockweir Inn.
- All new shareholders will become members of the Brockweir Inn Community Benefit Society (BICBS) which owns the Brockweir Inn.
- Your shares will give you a say on how you wish your pub to be run.
- Each shareholder receives one vote regardless of the amount invested, meaning all shareholders carry equal weight.
- All the new shares issued will be in addition to, at the same price as and have identical rights to the £385,000 of shares previously issued to finance the purchase of the pub

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# WHAT'S IN IT

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## FOR YOU ?

### **Be part of a community**

The community of Brockweir encompasses not only those of us who live and work in the area today, but also people who've moved away, those with friends and family in the neighbourhood and visitors who recognise there's something special about our little corner of the Wye Valley. The campaign to reopen the Brockweir Inn has been supported by individuals and businesses, some a few feet from its front door, others from as far away as Australia and New York. Everyone who knows and loves Brockweir will always be welcome in our community and our pub.

### **Be part of a rural renaissance**

The first record of a village at Brockweir is from the 7th Century. Since then, it has been an outpost of the Cistercian Abbey at Tintern, a bustling river port renowned for gambling and cockfighting, a hide-out for Bristol's ne'er-do-wells, an inspiration to artists, a haven to refugees, a home to historians, writers and spies. Who knows what the next chapter will be? But reviving the beating heart of the village in the form of our village pub can only encourage the social, cultural and commercial dynamism which is integral to a thriving community.

### **Be part of the conservation of a pocket of natural perfection**

Our stretch of the Wye Valley is a place of outstanding natural beauty, a Garden of Eden bursting with biodiversity. The forest seems wild, but in fact this landscape is the result of people living in nature. There are traces of them everywhere. Its current state is hard won, the result of careful rural management and focused political pressure. And as the currently campaign to preserve the ecology of the River Wye reflects, this job is never done. Conserving this very special environment requires strong, coherent communities like ours to stand up and fight for it.

### **Be part of a movement that unites not divides**

The idea of communities taking control of the assets that bind them together is one that has been taking root across the UK, with extraordinary success. With the Village Shop and now the pub under community ownership, Brockweir epitomizes the power of even a small community. There is something about this direct approach that is entirely in keeping with the self-reliant character of our village and we welcome all independent spirits to our cause.

### **Be part of something that will outlast us all**

The first record of the Brockweir Inn serving as a pub was in 1750 and our hope is that it will still be serving the community 250 years hence. It is a wonderful to think that our efforts today might still be paying dividends when our grand-children are showing their grand-children the magic that is our little community by the river.

**So please help us renovate and reopen our community pub  
join Brockweir Inn Community Benefit Society  
and be part of something wonderful.**

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# OUR VISION

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## FOR THE FUTURE

Our vision, now that we own the Brockweir Inn, is to renovate and re-open and to secure its future as a thriving pub for locals and visitors alike.

**Our aims are to:**

- **Refurbish and re-open in line with the BICBS community objectives**
- **Provide a space where everyone feels welcome and valued**
- **Offer excellent food and drink**
- **Be a community space**
- **Recruit and retain a professional and experienced tenant**



# OUR PLANS

## FOR REFURBISHING THE BUILDING

Now that the community proudly owns the Brockweir Inn, our next step is to refurbish the building and restore it as a vibrant village pub—a welcoming space for everyone to enjoy, right at the heart of our beautiful village.

To make this vision a reality, we are pursuing a range of funding options. These include applying for local and national grants, organising community fundraising events, seeking individual donations, and launching this second share offer.

With support from industry professionals, the management committee has identified key milestones and outline costs for the refurbishment project. The timing of each stage will depend on when funding is secured. Full details regarding the budget can be found in the business plan on our website.

### Outline key milestones

**£25,000**

**Matched funding level required to support Grant applications**

**£100,000**

**Basic pub able to open part time.**

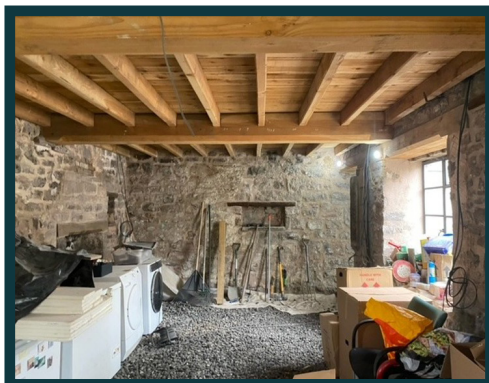
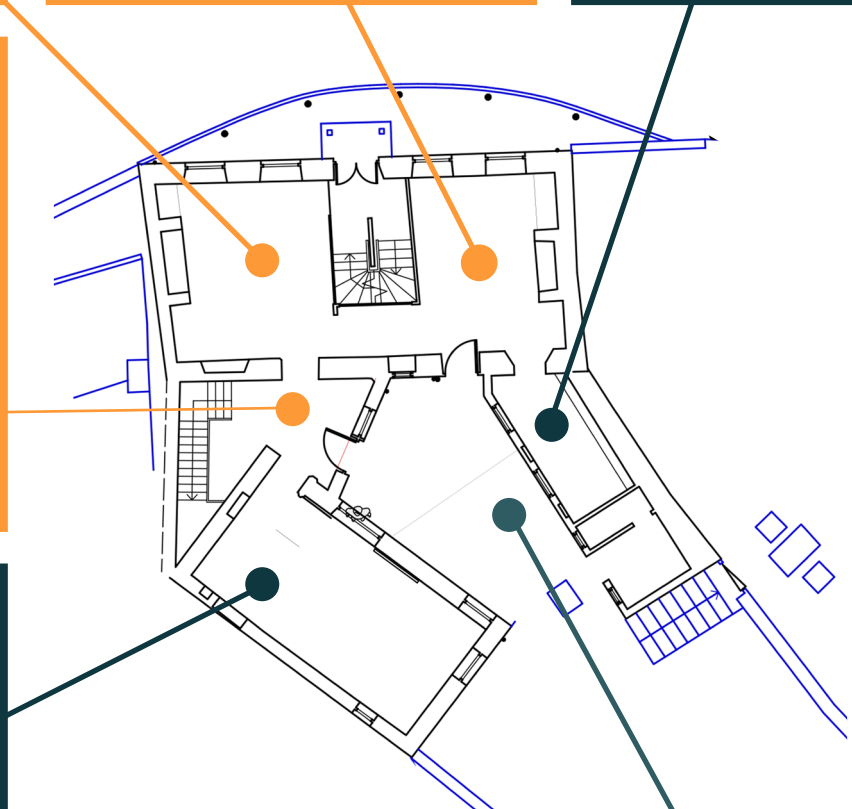
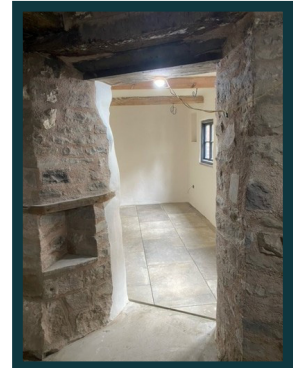
**£250,000**

**All works complete and tenant in place**

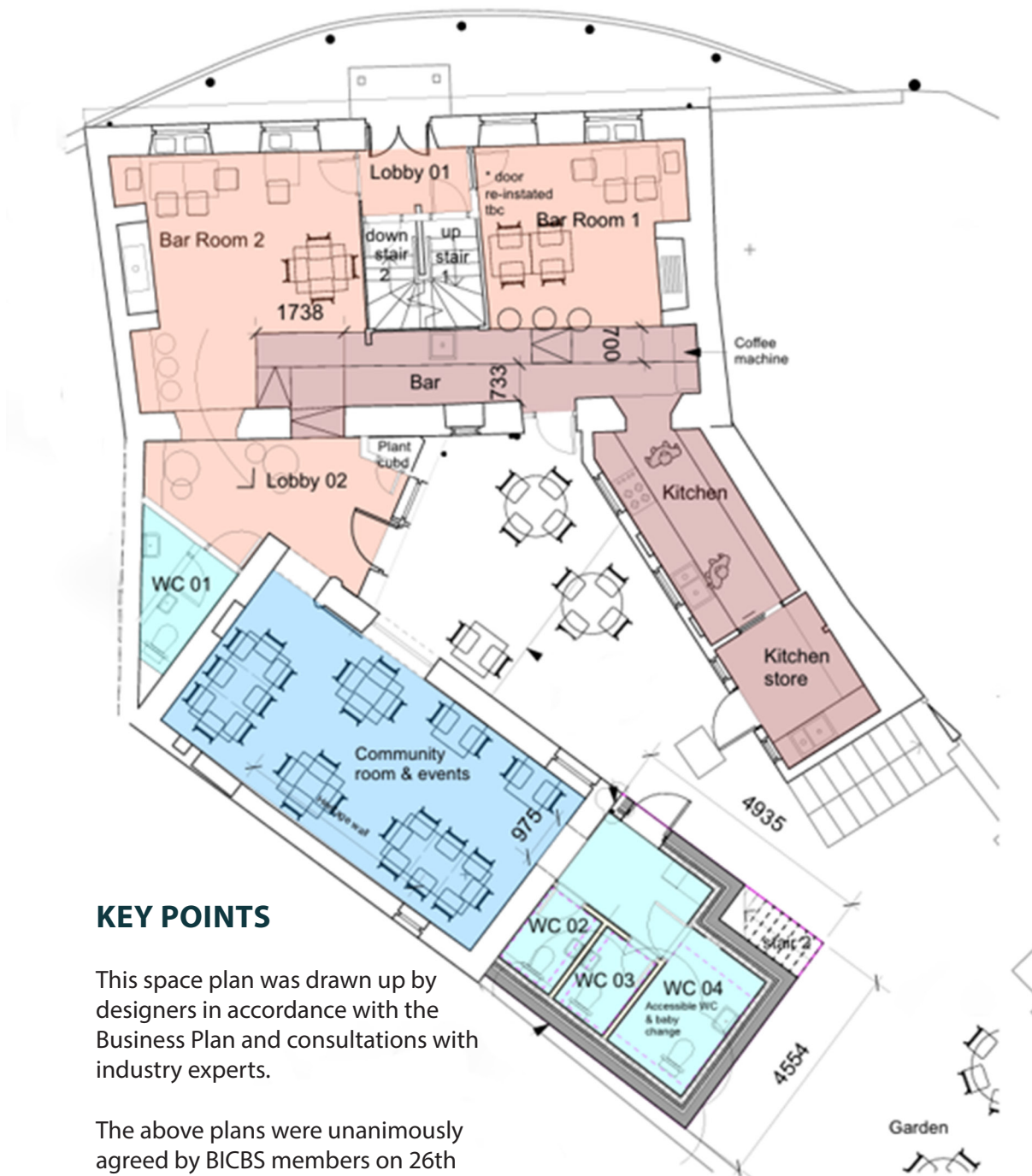


Members celebrating the purchase of the Brockweir Inn, January 2025.

## THE BROCKWEIR INN TODAY



## GROUND FLOOR PROPOSAL



### KEY POINTS

This space plan was drawn up by designers in accordance with the Business Plan and consultations with industry experts.

The above plans were unanimously agreed by BICBS members on 26th February 2025 Special Members meeting

- A large, versatile room for community groups, events and further dining space when not in use by the community.
- External new build providing accessible toilets and a baby change. This will support the use of the garden in the summer months and potentially increase numbers of customers.

The garden will be designed with planting schemes and extra seating to provide a lovely, relaxing beer garden

The accommodation above the Community Room will have external access.

This building scheme provides flexible accommodation options for how the tenants accommodation and renting accommodation is allocated.

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# QUESTIONS

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## AND ANSWERS

### **Why form a community pub, why not allow it to be privately owned and run?**

Aside from the obvious benefits of being able to own and run the pub by the community for the community, there was always a risk that private investment may not be forthcoming. Over the last two decades more than 13,000 pubs have closed in the UK, with the land typically being sold for change of use, often ending up as housing. Once local pubs close, they are lost for good. Analysis shows that community-owned pubs are often more successful than commercially-operated businesses.

### **How will we maximise your shares?**

We are intending to match the Share Offer using a number of grants to reach the full budgeted cost of the refurbishment of the pub. If we are unsuccessful in securing these grants, we will consider other forms of financing.

### **What does this second share offer mean for me as an existing shareholder?**

Your initial contribution has already been significant and has enabled us to buy the Brockweir Inn, so any further contributions are not expected. However, since we are looking to increase the number of shareholders through this second share offer, your existing shareholding may be diluted in terms of value. Please remember that any shareholdings should be viewed primarily as societal investment in the local community.

### **Are joint applications allowed?**

Yes. However, you should note that only the first named investor on the application form will be a member of the Society with voting rights. If, for example, a couple would both like to be members then each person should make a separate application.

### **Can I invest on behalf of my children or grandchildren?**

Yes, shares can be held for children and existing shareholders may like to consider purchasing shares as gifts. An adult must complete the first applicant section of the application form and enter the child's details in the relevant section. The shares and vote will be transferred to the child as soon as they reach 16 years of age. In the mean time any adult who does not already have a vote may vote on the child's behalf.

### **Who will run the pub and how will they be selected?**

The Management Committee will put together a set of requirements that prospective tenants will be judged against, to make sure that we find one that is the best fit for the community. The Management Committee will interview candidates carrying out due diligence on them and assessing their business plans against criteria.

### **Who will make the day-to-day decisions about the business?**

The Management Committee will work closely with the tenant to ensure that the vision for the pub is delivered, however we will not micro-manage the tenant and ultimately all decisions regarding the operation of the pub and therefore all associated business risks will belong to them.

However, to ensure that there is a single point of contact with the tenant, the Management Committee will appoint one of its number to act as a Liaison Member to work with the tenant to ensure that the community's needs are being met and satisfied. All community feedback regarding the pub is to be channelled through the Liaison Member.

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# HOW DO I APPLY

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## FOR SHARES?

### The Share Application Process

1. Please read the full Share Offer document and Business Plan to ensure that you are clear on the Share Offer and the risks involved ((the Business Plan can be viewed at <https://thebrockweirinn.com>)).
2. You should then complete the online Share Application with your personal details and your investment amount. You will need to email the completed form using the link provided or to [shares@thebrockweirinn.com](mailto:shares@thebrockweirinn.com)
3. Once your share application has been received and processed, you will be contacted with instructions on how to organise payment.
4. If you would rather complete a paper application form, you can complete the attached one or print one at home via our [website](https://thebrockweirinn.com) (<https://thebrockweirinn.com>) and either await payment instructions by BACS or include your cheque made payable to: Brockweir Inn Community Benefit Society Limited. Please return your application form and payment to The Management Committee by post or deliver by hand to Manor House, Brockweir, Chepstow, Monmouthshire, NP16 7NG marking the envelope 'CONFIDENTIAL'.

### Allocation of your shares

- Once the Share Offer is closed, you will receive notification of your investment and a Share Certificate will be issued to you by 31 August 2025.
- There will be a central register of Shareholders held by the Management Committee to ensure all shareholders are communicated with.
- Your details will be held securely in line with GDPR guidelines.

### Keeping you Up to Date

Your contact details will be kept on file and you will receive regular updates. Your contact details will not be used for any other purpose nor shared with third parties.

# WHERE TO FIND

## FURTHER INFORMATION

Find further information about our project on our website <https://thebrockweirinn.com> including:

- Our Business Plan
- Our Community Engagement Plan
- The latest news about the project
- Upcoming fundraising events



<https://thebrockweirinn.com>  
[brockweirinn@gmail.com](mailto:brockweirinn@gmail.com)