

Long Lands Common Community Share Brochure



Knaresborough Forest Park

A Community Resource For Harrogate & Knaresborough

“Our gift and legacy to the next generation”

Target: £400,000

Minimum investment: £50 for 50 shares

Offer opens: 8 July 2024



Knaresborough Forest Park (KFP) is a project of
Long Lands Common Limited (LLC).

Registered no 8326.

Long Lands Common - registered under the Co-operative and
Community Benefit Societies Act 2014

Registered office address: 12B Regent Street, Harrogate, North
Yorkshire, HG1 4BE

Website address: <https://www.longlandscommon.org/>



KNARESBOROUGH
FOREST PARK

What am I investing in?

Long Lands Common Limited (LLC Ltd) is a Community Benefit Society established in February 2020 by members of Nidd Gorge Community Action. It was founded to purchase 30 acres of farmland between Harrogate & Knaresborough, in order to create a community-owned woodland on green belt land previously threatened by a proposed road.

For full details of our activities, please see the Open Share Offer Document, available at:

<https://www.longlandscommon.org/downloads/>

Accounts available at the FCA [Mutuals Public Register: Long Lands Common Limited \(fca.org.uk\)](https://www.fca.org.uk/mutuals-public-register/long-lands-common-limited)



We are now opening another share offer to finance a loan to buy a further 60 acres of green belt land between Harrogate and Knaresborough.

This will create a community-owned wood meadow that will guarantee protection of our local green space for future generations, as a recreational and educational resource.

It will protect and preserve the green belt between Harrogate & Knaresborough, improve biodiversity and help tackle the threat of climate change.

Why is it important?

The land that is for sale faces major threats:

- 'Land-banking' by property developers – a property developer has already bought several large plots of farmland near the river. While this land is in the green belt at the moment, it is likely they sense an opportunity to use the land for development in the future.
- Removal of green belt status – North Yorkshire Council will produce a development plan for its region over the next 5 years. This and future local development plans might lead to the removal of this land from green belt.

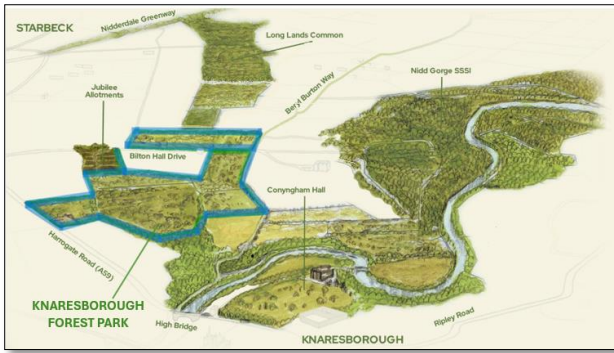
LLC Ltd has committed to purchasing plots 1, 2, 3 & 4 (the sections coloured red, blue, green and purple) to create Knaresborough Forest Park, at a total cost of £864, 000, plus £1,450 in land search fees and £32,700 in Stamp Duty Land Tax (SDLT). Funding comprises a £410,000 grant from The George A Moore Foundation (<https://gamf.org.uk/>), plus donations already received, and a bridging loan from philanthropic lender *We Have The Power* (<https://wehavethepower.org/>) to cover the balance. There is an agreement that this loan will be repaid prior to any other capital outlay apart from securing and making safe the site.



The loan is interest-free for the first three months, after which the interest increases incrementally. The loan contract stipulates that the entire loan must be repaid within one calendar year.

This is why we need your help!

Our Vision



We want to be part of the solution rather than part of the problem.

At a time of great concern for the future of the planet, when green spaces across our area are being bought for development, we are giving our community the chance to take power into its own hands and collectively own a large swathe of the green belt.

This will create a protected wildlife corridor linking up Nidd Gorge Woodlands, Waterside around Conyngham Hall, Beryl Burton Cycleway and Long Lands Common - to preserve and enhance for wildlife, our community, and for us to leave as a legacy for future generations.

What are our plans for the land?



Our aim is to preserve what we already have (ancient hedgerows for example) while slowly transforming the land (part of the historic Knaresborough Royal Forest) into a beautiful, tree-rich parkland, a protected haven for wildlife, a place accessible for education, recreation and general well-being.

The project will also include community food growing and traditional crafts such as coppicing.

This vision will take a number of years to realise and mature – it is a long-term project.

Volunteers will continue to play a vital role in developing and maintaining both Long Lands Common and the new Knaresborough Forest Park: planting trees, shrubs and the first coppices, developing community food growing areas, laying hedges, paths, creating ponds and wetlands and nature-sensitive public areas.

See the [Long Lands Common website](#) for details of how to get involved.

We encourage community groups to take an active part in building and maintaining Knaresborough Forest Park.

For example Orb Community Arts, a local mental health charity, has already created a project exhibited at Skipton Town Hall entitled '[Pathways: Mapping The Commons](#)'.



How much can I invest and what am I buying?

- This open share offer is an opportunity for any individual over 16 to buy shares in Long Lands Common Limited. Each share costs £1. The minimum investment is 50 shares (£50), the maximum investment is 37,500 shares (£37,500) with shares being sold in multiples of 50.
- Any successful applicant for shares will become a full member of the Society with the right to vote on resolutions at the Annual General Meeting (AGM) and the power to stand for and elect the Board of Directors. Members are expected to participate in AGMs and maintain an active interest in the operation and development of the Society and its business. All members have one vote irrespective of the size of their shareholding in the Society. Investment therefore buys a stake in the land, and also gives you a voice to help guide our plans for it.
- These shares cannot be sold or traded to someone else. LLC Ltd will use your capital to invest in protection and maintenance of the land, so we will not generally be in a position to offer share withdrawal unless in exceptional circumstances.
- Gift shares can also be bought for other people, providing they are over 16 years old and give their consent to become a member.
- The share offer is run via Crowdfunder UK. See below for details of how to apply.

If you would prefer to donate funds instead of buying shares, this can be done in two ways:

- By bank transfer: Sort Code: 089299
Account number: 65894222
If paying by BACS, please give your surname and initial as a reference and label it "KFP".
- If you have difficulty using online banking, please consider sending us a cheque (made out to "LLC Limited, KFP donation") to the address below.



How do I apply?

Apply on-line via our website: <https://www.longlandscommon.org> which will direct you to the Crowdfunder application site.

If you need help applying for shares, please:

- email: info@longlandscommon.org
- or write to: Membership Secretary, Long Lands Common Limited, 12B Regent Street, Harrogate, North Yorkshire, HG14BE.
- or contact us on Tel: 07386 466544

We will also be holding drop-in sessions at local libraries where you can come and talk to us about the project and receive guidance in filling in the application form.



Please refer to the full Open Share Offer Document for more details, available at:

<https://www.longlandscommon.org/downloads/>

Additional guidance on investing in community shares is available on-line from the Community Shares Unit:

<http://communityshares.org.uk/guide-investing-community-shares>