

Denbury Community Shop Limited

2026 Share Offer Document & Application form

More than a shop, owned by the Community, for the Community

Max Target: £80,000

Min Target: £60,000

Opening date: 1st August 2026

Closing date: 31st October 2026



Denbury Community Shop Limited

2026 Share Offer

Prospectus

You are invited to invest in a share offer to set up and secure the long-term funding of a Community Shop within the Denbury Village Hall.

Introduction

This document describes an opportunity to invest in a share offer to set up and secure the long-term future for a proposed Community Shop in Denbury. Approximately £90,000 is needed to lease, build, fit out, equip, stock, promote, staff, and support the shop for the first 6 months of operation.

This Document

- Outlines the project and its benefits
- Explains how the share offer will work
- Invites you to get involved and bring this shop to life.

The Share Offer

The Share offer is shown below:

Minimum Target: £60,000 Optimum Target: £70,000 Maximum Target: £80,000

Launch Date: 1st August 2026 Closing Date: 31st October 2026

Minimum investment: 25 Shares at £1.00 per share (£25)

1 Share (£1) will be a **Membership Share** with the remaining shares and balance being **Community shares**

Membership shares cannot be withdrawn and do not bear interest.

Community Shares may be withdrawn and may bear interest, at the discretion of the committee.

Maximum personal investment: £8,000 or 10% of the total investment, whichever is lowest

Further information can be found within this document.

Contact Details

Website: www.denburyshop.co.uk

Email: denburyshop@gmail.com

Write to us at our registered address:

Denbury Village Hall, Heathfield Road, Denbury, TQ12 6DS



Why Do We Need A Community Shop?

Denbury had a village shop for many years; the shop was based in North Street until it closed in 2015. A survey was carried out and over 100 people responded with a support rate of 100% for a Community Shop in the village. A steering group was formed to explore the opportunity in the Village for opening a Community Shop.

Feedback was gathered from the community, both villagers and those living in the surrounding areas; the key findings are:

- Most people think it is important to have a Village Shop.
- Majority of residents would use a community run shop on a weekly basis.
- 90% of people surveyed would be interested in supporting the shop through volunteering or financially with share purchase.

The proposal has been supported by the residents, Parish Council, Teignbridge District Council, Devon County Council, and an advisor at the Plunkett Foundation.

The Village Hall has recently taken a downturn; due to lack of funding and reduced number of bookings, the hall is no longer the center of the community it once was. We intend to support the Village Hall with much needed renovations to enable a space for a Village Shop.

We aim to stock a wide range of household goods including;

- Fresh Produce: Seasonal fruit and vegetables from local growers.
- Bread & Baked Goods: Fresh bakery items delivered regularly.
- Dairy & Chilled Foods: Milk, cheese, eggs, yogurts, and other essentials.
- Pantry Staples: Tinned goods, cereals, pasta, sauces, snacks, and baking supplies.
- Meat & Deli Items: Locally sourced meats and deli products where possible.
- Frozen Goods: Vegetables, pizzas, and desserts.
- Locally Produced Specialties: Honey, jams, chutneys, artisan foods, gifts, and crafts.
- Household & Personal Care Items: Cleaning products, toiletries, paper goods, and general essentials.
- Drinks: Soft drinks, juices, tea, coffee, and alcohol (when licensed).
- Non-Food Items: Stationery, and seasonal goods such as wood and BBQs.
- Hot food: Pasties, sausage rolls for easy take away.
- Coffee: coffee machine for take away hot drinks.

As well as standard brands we intend to stock locally produced products.

The Community Benefit Society (CBS)

Denbury Community Shop Ltd has been set up as a Community Benefit Society (CBS) following consultation with the Plunkett Foundation. The CBS model will allow us to offer shares in the shop project to help raise funds. It is a not for profit legal structure for community businesses that has a well-proven track record as a successful model for raising investment and many community shops in Devon are run using this model.



The Society is registered with the FCA our registration number is **9792**. Members can vote at Annual General Meetings, stand for election to the Committee, volunteer skills for the refurbishment work, work as a volunteer in the shop and give the community shop your custom.

The Society's Objectives shall be: To open and operate a thriving, community owned shop that offers quality, locally sourced products and services, acting as a central hub for the village of Denbury and surrounding communities.

The Society is committed to trading for the benefit of the community, retaining profits and applying profit to advance the Society's purpose and objectives.

You can read the Society's full Model Rules on our website.

As a registered society under the Co-operative and Community Benefit Societies Act 2014, Denbury Community Shop limited is registered with the Financial Conduct Authority (FCA). However, this share offer itself is not regulated by the FCA and is exempt from the FSMA 2000 and associated Financial Regulation Orders

Funding Denbury Community Shop Limited

We need to raise at least £60,000, for working capital to get the shop up and running.

Any additional funds needed will be raised through other means such as grants, donations, and match funding.

If we are unable to raise the minimum investment required, we will call a shareholder meeting to discuss other options such as alternative premises.

Our full business plan is available to anyone on our website; this has a detailed summary of the financial information.

What is a Community Share Offer

- A way of raising investment capital from communities.
- Everyone is encouraged to buy shares in the enterprise
- Those who invest become members of the Community Benefit Society.
- The legal structure provides limited liability status.
- Shares in societies will not bring a return on your investment as companies may do.
- You can vote at Annual General Meetings
- You can stand for election to the Committee
- You can volunteer skills for the refurbishment work.
- You can work as a volunteer in the shop and give the community shop your custom.

This project is about creating a community asset to be available to all members of the community. Investing in this business is mainly about the social rewards rather than any financial gains.



Denbury Community Shop Limited Membership

- Membership is open to anyone who;
 - Is over the age of 16
 - Pays for the minimum number of shares (25)
 - Who's application is accepted by the Management Committee
- This is a community-led, democratic organisation that operates on the principle of one-member-one vote regardless of their shareholding.
- Members elect the Management committee and can stand for election onto the management committee themselves.
- The Committee is responsible for managing the affairs of the Society on behalf of the membership and to report back to the membership at General Meetings.
- Corporate bodies and associations who support the objectives can also become members, and such entities and associations must nominate a named individual to represent them at General meetings.
- The rules governing the body expressly state that the enterprise will not directly benefit any specific individual(s) but is for the benefit of the community.
- The organisation is eligible for most types of grant funding.
- At the first Annual Members Meeting, anyone can stand for election.
- The Committee is elected by and from the membership on a three-year retirement cycle, additionally the Committee may co-opt members at any time. These co-opted members have to stand down at the following Members Meeting and may stand for election.

Share Offer

Cost of Shares

- Shares are priced at £1.00 per share
- The minimum amount to purchase for this share offer is 25 shares (£25.00).
- You can buy shares in blocks of 25
- You can buy as many shares as you like, up to the value of £8,000, which represents 10% of the maximum target of the share offer.
- You will receive:
 - 1 Member share (your vote)
 - The remaining balance in Community Shares
 - For example; if you bought **300 Shares**, you would receive **1 Membership Share** and **299 Community Shares** for a total of **£300**.



Liability

As a shareholder you will have Limited Liability, which means you can never lose more than the value of your shares if the venture was to fail. Shares in a CBS cannot go up in value, but you may be paid interest on the value of your shares as trading conditions allow and at the discretion of the Management Committee.

Risks

With any investment there are risk factors, any trading activity is vulnerable to changing or unanticipated risk. However, please bear in mind that this share offer has been compiled by members of the community for the benefit of the community and we would not consider it if we did not believe in it.

The purchase of community shares should primarily be viewed as an investment in your community. If you are in any doubt as to what to do in terms of investing in this share offer, please seek your own professional independent advice.

As this offer is unregulated there is a risk that you could lose some or all of your investment. You have no right to compensation from the Financial Services Compensation Scheme, nor any right of complaint to the Financial Ombudsman Services.

Please read this document and associated documents on our website carefully before making your decision. Please consider it carefully, and if needed seek independent financial advice.

How to apply

Our application form detailing how to apply and make payment can be found at the end of this Offer Document. You cannot withdraw your application for shares after your application form has been received and processed. The Management Committee may decide to allocate fewer shares than you applied for if the offer is oversubscribed and share applications will be considered in the order in which they are received, so early application is recommended.

Tax Relief

We are applying for Seed Enterprise Investment Scheme (SEIS) which is a government initiative that provides tax relief for individual investors who buy new shares in qualifying, early-stage start up businesses.

Individuals making an eligible investment can claim up to 50% income tax relief. **The investment must be held for a minimum period of 3 years for the relief to be retained.**

Investors can benefit from a 50% reduction on Capital Gains Tax (CGT) when capital gains from the sales of another asset are reinvested into SEIS qualifying shares.

SEIS shares usually qualify for 100% Business Relief from Inheritance Tax after being held for 2 years.



FAQ

How do I apply for Community Shares?

If you would like to buy shares, please complete the application form at the end of this document. Or email us at denburyshop@gmail.com if you would like an application form sent to you. Completed forms can be sent to the above email or posted to; The Old School House, 12 East Street, Denbury, TQ12 6DL.

How will you hold my money?

We will email you to acknowledge your application and confirm payment has been received. Your investment will be held on deposit until the minimum share offer is achieved, at that point we will issue your share certificate and your membership becomes effective. If your application is declined, we will contact you to discuss the reason.

Can I withdraw my shares?

Shares may be withdrawn, please see our withdrawal policy on the website. www.denburyshop.com

Is my investment guaranteed?

No, however, this should be viewed as a long-term investment for the benefit of the community. The value of your shares cannot increase and may be reduced if liabilities exceed assets.

Will I get a return on my investment?

The Management Committee can recommend an interest payment to shareholders. Interest payments shall not exceed 2% above the Bank of England base rate or 5%, whichever is greater, and will require a resolution by members in any given year of distribution.

What happens if a Member dies?

During the application process the member can nominate a beneficiary to receive their share in the event of their death. The Committee will prioritise withdrawal of shares in the event of the death of a member. Alternatively, a deceased members Share can be inherited in accordance with the terms of the Member's Will, or under the rules of intestacy, subject to Committees approval of the new member who shall hold the shares.

These nomination rights only apply to the first £5,000 of a member's shares; and we require this, and any additional amount above this, to be resolved in accordance with probate or letters of administration. The maximum individual shareholding rule still applies and if it is exceeded, any excess should either be paid in cash or converted into a loan.

Are Shares Transferrable?

Shares are not transferable, which means they cannot be sold or transferred to a third party except in the case of death or bankruptcy.

What Happens If The Shop Ceases Trading?

If the Denbury Community Shop Limited ceases trading, for whatever reason, shareholders would be repaid up to the value of their shares after the repayment of outstanding debts, if any, and any surplus funds would be paid to a charitable or community body in the local area. On the solvent dissolution or winding up, shareholders will have no financial entitlement beyond payment of outstanding interest approved by the Committee and repayment of paid-up share capital. Any residual funds must be transferred to another asset locked body.



When will the offer close?

The offer will close on the closing date; or If we reach 130% of the target figure before the share offer end date, then the scheme will be closed early.

Summary Financial Plan

Below is the summary of our financial plan and fund-raising objectives for the first six months.

We shall keep members regularly informed of progress during this time.

Item	Cost (Estimate)
<i>Building Works (inc electric)</i>	<i>£48,000</i>
<i>Shop fit-out (shelving, counters, flooring)</i>	<i>£5,500</i>
<i>Security</i>	<i>£2,000</i>
<i>EPOS system</i>	<i>£550</i>
<i>Initial stock purchase</i>	<i>£9,000</i>
<i>Branding, signage & marketing</i>	<i>£500</i>
<i>Training & volunteer setup</i>	<i>£250</i>
<i>Legal, insurance & licensing</i>	<i>£500</i>
<i>Contingency (10%)</i>	<i>£1,830</i>
<i>6 months operating cost</i>	<i>£20,000</i>
<i>Total Startup Costs (inc Op Cost)</i>	<i>£88,130</i>

Funding	Income (Estimate)
<i>Min Share Offer</i>	<i>£60,000</i>
<i>Grants</i>	<i>£20,000</i>
<i>Fundraising</i>	<i>£2,000</i>
<i>Donations</i>	<i>£6,000</i>
<i>Sponsorship</i>	<i>£2,000</i>
<i>Total</i>	<i>£90,000</i>



Management Committee

The Management Committee of Denbury Community Shop Limited is made up of a small group of village residents. We have a broad range of skills, qualifications and experience, including project management, financial management, business proprietors, sales, marketing, committee members, and community volunteering.

We aim to keep the community informed of our progress through; updates in the Denbury Diary, our website and social media, and fund-raising events. The Management Committee currently consists of:

<i>Member</i>	<i>Role</i>
<i>Luke Booth</i>	<i>Chair</i>
<i>Clare Stephens</i>	<i>Secretary</i>
<i>Louise Beams</i>	<i>Treasurer</i>
<i>Vikki Ellis</i>	<i>Member</i>
<i>Karen Tennant</i>	<i>Member</i>
<i>Paul Austin</i>	<i>Member</i>
<i>Sarah Austin</i>	<i>Member</i>
<i>Karen Muchmore</i>	<i>Member</i>
<i>Jane Manley</i>	<i>Member</i>

The Management Committee are unpaid and are working on your behalf to ensure a successful business that benefits the needs of the community. They follow a code of conduct which aims to ensure good management of the business.

THANK YOU FOR YOUR SUPPORT!



Denbury Community Shop Limited 2026 Share Offer – APPLICATION FORM

Only one person can apply per form. If you need additional forms, you can contact us.

1. I would like to purchase shares in Denbury Community Shop Limited

Name:	Address:
Email:	
Phone Number:	Postcode:

2. I would like to purchase the following shares

Minimum purchase is 25 Shares , shares can be purchased in blocks of 25 . No one shareholder can hold more than 10% of the maximum shares. The maximum personal investment is £8,000. Your investment will include 1 Membership share and the rest in Community Shares I would like to purchase _____ shares, costing £1.00 each

3. I agree with the following statements (tick to agree)

I confirm I am over 16 years old	
I have read the Share Offer Document; I understand and accept the terms of the share offer and the rules of Denbury Community Shop Limited	
I consent to using the contact details above as the primary means of communication for official documents from Denbury Community Shop Limited, and agree that my personal details may be used and stored according to GDPR and the Data Protection Act. They will not be provided to 3 rd parties.	

4. In the event of my death, I nominate the following person to receive my shares.

Name:	Address:
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5. Payment

All payments must come for a UK registered bank account.

I have paid the sum of		£
I have paid by BACS <i>using my Initials and Surname as reference</i> . On the date of _____		
Sort Code: 08-92-99 Account Number: 67527995		
I attach payment by cheque <i>made payable to Denbury Community Shop Limited</i>		

Signed	Date
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Please return this form in a sealed envelope to a member of the management committee or drop it to: The Old School House, 12 East Street, Denbury, TQ12 6DL.

Your investment will be banked and held on deposit until the minimum share offer is achieved. By requesting to become a member of Denbury Community Shop Limited, I agree my name, address, phone number email address and the number of shares I wish to purchase being stored securely on a computer database. I understand that this information will be used solely for the purpose of maintaining a register of members as required by the rules of the society, for the posting of notices regarding activities by Denbury Community Shop Limited and will not be passed to any third parties without my permission, except as required by law.

Denbury Community Shop Limited is a Community Benefit Society registered with the Financial Conduct Authority
(Registration Number: 9792)