

Edenkind CIC

Eco Village Proposal

A Live/Work Project 2027

Introduction

I am Shelley and my partner Paul and I are the cofounders of Edenkind CIC, a non-profit organisation we created to oversee the many ecological, environmental and social justice projects we have undertaken over the past few years from creating CSAs to filmmaking to hosting events and retreats.

We believe our future is at risk unless we pull together and create systems that are more inclusive, sustainable, and offer opportunities to teach others how to do the same. This year's droughts will have far reaching consequences for crops and we are about to see food shortages that will get worse year on year as the climate crisis worsens. It's time to step away from the rat race and live more authentically with nature and each other. We need to grow our own food and become less dependent on corrupt governments.

It's a brutal time to be alive if you are aware of what's going on in the world and have empathy. Doing something, *anything* feels better than burying our heads in the sand. Here at Edenkind, we are always doing something, whether it's hosting screenings of the Emergency Briefing film or networking to bring likeminded people together who will then do lots of somethings.

We have achieved an inordinate amount in the last few years with projects that include creating CSAs (community supported agriculture), planting trees, film making, hosting events and volunteer programmes, developing property and of course the biggie which you probably already know about - Vegan Valley. We set up the infrastructure at Cwm Caredig, our 36 acre garden of Eden to be fully off-grid and self-sustaining and last year, we sold Ty Pren carbon zero roundwood barn and 12.5 acres to a vegan couple keen to carry on what we have started.

After careful screening of potential buyers for the remainder of the valley, we have now chosen land stewards to take the fruit and veg growing to the next level. Whilst it's subject to contract and never a done deal until exchange and completion, we're very excited to see what the new owners will do with the valley. We are proud to have been a part of what will be a giant edible food forest one day and will be watching progress as the new owners document everything and post it online. I will post links to the new custodians' web links when we have completed.

Despite creating business models that are not inherently capitalist, I have been a successful entrepreneurial business owner and property developer for over 30 years, so

what I know is that my neurodivergent mind is perfectly suited to new business ventures. I'm logical, methodical and careful (the autistic traits) yet also excited about new projects and willing to throw myself in wholeheartedly with hyper-focus abilities that make things happen quickly when needed (the ADHD traits). My autistic transparency makes me more trustworthy than most and has helped me to create several successful businesses including one I founded in 2013 where I created an employee to owner scheme so my ex-manager is now the owner. We would love to repeat that and give others the chance to own their own business that wouldn't otherwise have been able to. This latest venture should enable us to do just that, so we are now welcoming applications from fellow vegans to join us. You'll find the application form on our website www.edenkind.org.

What we are considering:

Whether you are an investor that is ready to move and want to be a just a resident, or you have a grow project, business idea or a skill you'd like to offer, we want to hear from you! If you are looking for an ethical investment with a return considerably better than a savings account, we want to hear from you!

We are now actively seeking either a smallholding or a mixed use property large enough to house three or more families or individuals to create an eco village based around growing food. We would like to live were we work, so we are looking at low key business enterprises that could support living in an autonomous freehold-titled eco-village. Unlike previous co-buying enterprises we have overseen, this one will be a more straightforward co-buy and split with only one restrictive covenant on the freehold title which would be to allow us to either buy back your property should you wish to sell or give us an agreed timeframe to find a buyer that we can screen.

With the investors we already have on board and the knowledge we have gained by doing this before, we feel confident that we have the means and experience to make this happen in 2027. We are inviting applications from investors who are ready and have the means to help us make it happen, and also welcome applications from those that are willing to sell-up their primary home in the very near future to join us.

We are considering hotels, pubs, country homes and smallholdings in places of beauty to create an accessible destination venue offering some or all of the following depending on the property:

- Community supported permaculture farm & market garden
- Edible gardens, picnic & occasional mindful event venue
- Tree nursery and garden centre
- Field to plate catering: pop up theme nights & cafe
- School of sustainability: courses, classes and educational events.
- Health & wellness centre, retreats and therapies.

- Arts & crafts, upcycling and ethical goods
- Homesteading, self-sufficiency & apocalypse prepping store and courses.
- Tiny homes, eco-builds and retrofitting existing property to be more environmentally friendly (renewable energy, low carbon retrofits etc).

The location, price and accessibility of the properties we are looking at will determine how many people could get involved and what business and growing opportunities there are. From something that just two families or individuals could co-buy and split to bigger prospects for a full village with multiple home and business opportunities, we are lining up viewings and will be hosting meet-ups, so check out 'What's On' on our webpage www.edenkind.org where you will also find forms to register your interest under 'Application Forms'. At this stage we are only accepting applications from people with funds, but once we have secured the location of the eco-village we will know what more we can offer to those with skills or business ideas.

Investment opportunities:

As timing or location may not align for everyone for the first residential eco-village we buy, we are offering high return investment opportunities for those with savings to help us get started. The ecology building society want to charge us 10% to go the commercial/ community mortgage route so we would prefer to offer returns to private investors that will outperform any UK savings account, and also save us a buck too, so let's help each other make this happen! It is most likely that our investors will want to move to the eco-village as residents and potentially make more than offering us a loan if they wanted to. It would be ideal if resident investors were willing to put in more than their 'bit' costs. They could buy more property and land than they need and sell after completion, perhaps even yielding enough of a return to pay for any refurbishment or tiny house building they had in mind!

Location:

As we have yet to decide on the location of the next eco-village, we're asking interested parties to state their preference on where in the UK they would be keen for this venture. We can help oversee and support establishing more than one eco-village; there is no competition - we want as many eco villages as possible to spring up! We will be hosting meet-ups soon to start the networking process, so if you would like to meet our existing investors and supporters, eat amazing vegan food (often using our own home grown harvests) and get inspired, please RSVP one of the events we will be hosting.

At the moment we have lined up a few viewings of properties on the market in Wales, both near Swansea and the Cardigan Bay coast, and also North Devon and Somerset but we are open to considering other places if demand for an area is particularly popular.

The Properties:

“Big ticket’ homes tend to sell more slowly than the rest of the market, so we are hoping this will give us time to get our ducks in a row and find the right people to co-buy with. It could be that each property we suggest attracts multiple different buyers that could pool resources and buy it and we end up with more than one eco village being created!

Two of the places suggested below have been on the market for 3+ years. As they are retirement sales, we have some business ideas to pitch to the owners where we manage the sales of splitting up their estates with separate title deeds that they sell to individuals in staggered phases as people are ready to join us over the space of a year or so. We have good experience of splitting title deeds, doing new boundary drawings and submitting to land registry, so this is something we would either do after securing the property as a single purchase, or in phased purchases from the start should an owner like the proposal we would put forward which would give them a remuneration greater than the asking price. We have personally bought land, split it and sold it, so this is a service we could offer to sellers with property that isn’t selling. If packaged as a solid way to increase a seller’s retirement funds and help create food sovereignty for future generations as an ethical investment with great returns, who knows who might say yes! If this avenue yields positive results, we could continue approaching the owners of these ‘unwanted’ properties and create many more opportunities for people to come together. But let’s start with one and keep in mind that whatever we learn can be shared so others can follow suit.

With cobuying an estate as a single purchase, (which the majority of sellers will insist upon) there is the risk that the more people involved, the less likely it will be to get to completion, particularly if there is not a waiting list of people keen to jump in should someone drop out before exchange of contracts. Because of this, our favoured option would be to have just two or three key investors buying the property and land and splitting the title deeds later. The next phase of co-buyers would then reimburse the founders with title deeds splits made official after six months of ownership. To make this more appealing to investors, we are very happy to seek property splits and provides property purchases considerably lower than market value to then be able to sell it at a profit. Whilst we have favoured less capitalist approaches in the past, we feel that financial security in these uncertain times does not necessarily mean exploitation, and we must work within the system to be able to step outside it. Our experience to date doing co-buying ventures has found that people generally prefer autonomous freehold title property purchases, so we have adapted to this fact to increase the chances of successful co-buying ventures.

As there's a chance the examples below may not still be on the market by the time we are ready, they are to show prospective buyers what could be possible. It would be best not to get too attached to any of them for this reason.

Once we have established a group of potential buyers after marketing and hosting meet-ups, we will create a WhatsApp group to share links to potential properties for sale, meet-ups and viewings and see if anything aligns well enough to go for it! If you would like to register your interest, please complete one of both of the forms under application forms on our website www.edenkind.org

Option 1: Period Property near Swansea with 5 acres, £585,000



Once a hotel and restaurant, this property requires full refurbishment but could be a fabulous opportunity for a full market garden, field to plate vegan dining (cafe or pop-up theme nights?), healing and retreat space and enough space for apartments, ground floor business space and tiny home plots for up to six people/family units.

We would suggest two buyers collaborating and each putting in enough to buy the property, pay the stamp duty (LTT), and set up the legal framework to then invite others later if that is the agreement. A rough estimate of sums could see a two bed apartment and co-ownership of community gardens for £120,000 and tiny home pitches from £60,000. Key investors could see a minimum 12% return on their initial investment.

Option 2: Mixed Use Mill near Tiverton, Devon with 4 acres £750,000

Once a thriving retail space and restaurant before the pandemic, this space really lends itself to being split up into apartments and houses keeping a reduced retail and cafe space on the ground floor. With plenty of land to have a market garden, a field to plate cafe or pop up theme nights



would work well, along with tiny home plots and retreat space making it a great option for live/work options for fellow vegans to share. We envisage three key buyers with up to £280,000 each to secure the property and phase two buyers joining once the physical splits are completed. Key investors could see a minimum 12% return on their initial investment.



Option 3: Smallholding near Cardigan, Wales with 3 acres £625,000

This Welsh longhouse already naturally splits into three dwellings: two 2 bed cottages and a one bed annex. We would suggest two key investors collaborating, each getting a cottage and selling off the third dwelling in time. There's plenty of grow space and



established beds, orchards and even a vineyard! We see a self-sustaining mini eco village offering retreat and healing space with field to plate meals. A more lowkey retirement lifestyle property than a thriving business hub.

Option 4: Pub and Hotel near Minehead, Devon with 7 acres, £935,000

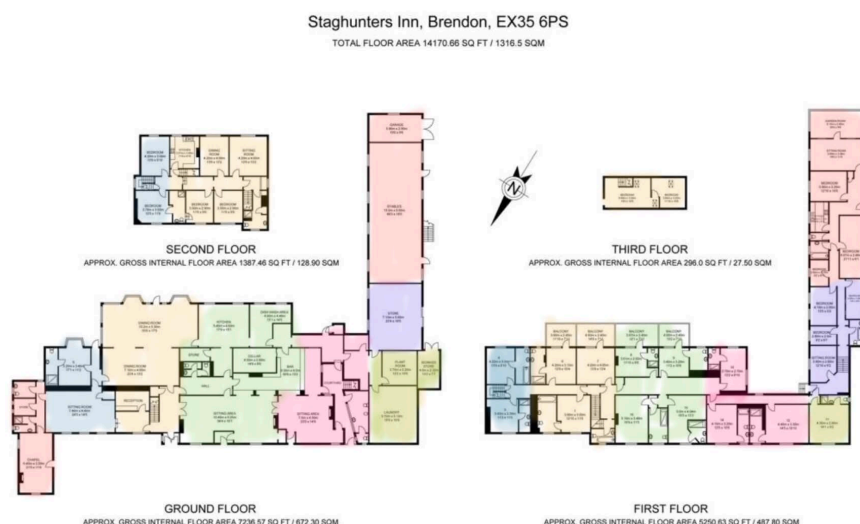


This hotel and pub is still operating but has been up for sale for 4 years with the owners keen to retire. It looks like it could become 8 residential homes (cottages and town houses) and still keep some ground floor commercial space for a cafe, school or retreat space. Add to that tiny home plots and it could house up to twelve individuals or family units.

With plenty of land to grow food, host retreats, glamping and events, this could

be a full live/work vegan eco village extraordinaire! It's ambitious, but with a full cottage, private garden, share of communal gardens and option to run a vegan business costing an average of £135,000 per cottage (factoring in stamp duty and fees) it could be really popular. It's highly unlikely that eight people (not buying a second home) will all be cash ready at the same time, so we would suggest three collaborative investors each putting in around £340,000 and splitting the property into several dwellings and tiny home plots to become a vegan eco village destination venue. Or it could become almost entirely residential, with a land based market garden business and CSA operating in the seven acres to the rear.

People looking for an ethical investment could see a whopping 20% return or more if we collaborated, bought it, split it up and sold separate houses (still at below market value) and by doing so, created a vegan eco village, secured food sovereignty and left a legacy that will help future generations.



If any of these properties appeal to you and you would like to know more, whether that is as a potential investor or you have plans to oversee your own collaborative group, let's work together. Sharing knowledge, contacts, networking, and offering multiple options will mean people will gravitate towards the property, location and timing that best aligns with them.

We are happy to share any co-buying opportunities once we have researched the proposals and vetted the eco-developers but as with all projects and ventures, we urge everyone to do their due diligence and have solicitors check over any and all contracts.

As Paul and I have been doing this for a few years now, we would prefer to meet people in person or do zoom/video meetings after reading application forms to discuss options before inviting potential buyers to join us looking at property. We apologise for how formal the process is, but it really does save so much time and heartache if we are organised and informed from the start. In the past, we have had overwhelming responses to campaigns to find co-buyers so if you complete the forms and don't hear anything, feel free to nudge us in case your application gets lost in the volume by emailing us at info@edenkind.org.

We look forward to meeting you and making plans to change the way we live! By pooling our resources and skills we can lead more balanced, mindful lives connecting with nature and each other, whilst also respecting our needs for solitude and privacy. We hope this more autonomous, freehold approach to community will attract investors who want a vegan community but don't fancy a hippy commune set-up.

For those of you without funds to invest, do not worry that you are being left out! Once we have bought property, there will be scope for rentals, help to buy, volunteering and fair labour exchange arrangements. We just need to buy it first.

In love and solidarity

Shelley and Paul