



(Founded 1950)

STROUD & DISTRICT MOTOR CLUB LTD.

(Registered by the M.S.A.)

Extraordinary General Meeting

20:00 on Wednesday 14th June 2023

Information for Club Members

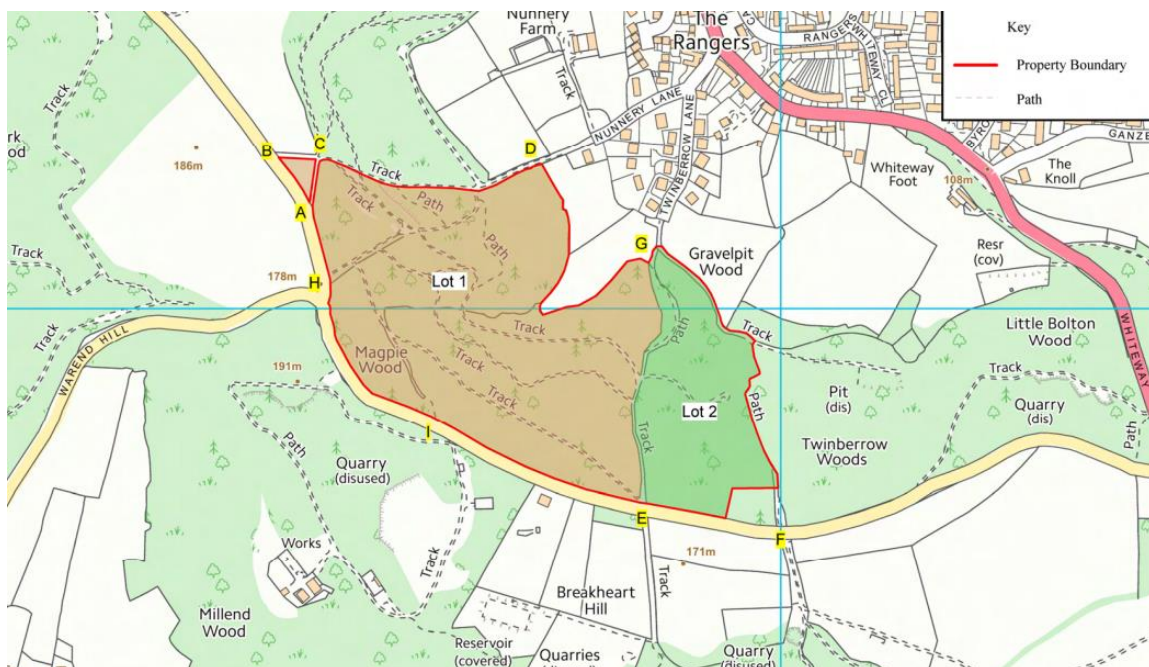
This leaflet details aspects of the proposed land purchase, which is to be discussed and voted upon in the meeting dated above. The options to be discussed are:

1. Purchasing the land (either as S&DMC or with a subsidiary company).
2. Not purchasing the land.

If the membership decides for the club to purchase the land, the committee will then finalise the details in order to do so.

Land Layout

The land we are looking to purchase is Lot 2 on the below map, "Gravelpit Wood". It is 3.65 hectares / 9.02 acres in area, with a price of £50,000.



The Crooked Mustard section runs along the track marked GF, a public bridleway from Twinberrow Lane to the top road at Dursley Sculpture Trail. GF and GE are both public bridleways included in Lot 2, with access rights to Lot 1 through GE. The corner at F (not highlighted) is to be kept by the current landowner, but we would always be permitted use of the track past it.



Track GF (right) is the Crooked Mustard (used on the Cotswold Clouds Trial). Track GE (left) is a steep, leafy track; there may or not be potential to use this as a Mechanics Trial section, with agreement from the neighbouring landowner.



These 2 linking tracks (above) merge and span the width of Lot 2, which we could also use.

Fundraising

In order to raise the necessary funds to purchase the lot, the club would have to fundraise. This fundraiser, "Save Crooked Mustard" has been set up on GoFundMe and is ready to publish:

"On behalf of Stroud & District Motor Club, we are looking to raise funds to save the famous Crooked Mustard section. The woods have been put up for sale and with the risk of a new owner comes the risk of losing this classic, long-standing section. We are looking to buy the woods to stop this from happening. We will also be looking to use the woods for the local community to utilise during the year."

If need be, having raised money through this fundraiser, donors can be refunded (likely except for the GoFundMe transaction fee of 2.9% + \$0.30, on each donation). This would be the case if the sale fell through, or if we were unable to raise sufficient funds. We will require all donations to be through this fundraiser, for anti-money laundering clarity and in case of having to refund donors.

There is also a Motorsport UK Development Fund, which we can apply for, but may be limited to £2000.

Costs

In addition to the £50,000 purchase price, our other costs include:

Solicitors' fees, quoted at £1589.40

Annual insurance, quoted at £186.32 for a subsidiary company. We are yet to find an insurer for S&DMC directly, but may be able to insure the woodland and garage together, with the garage as the address.

Gates, estimated at £1200

Setup fees for a limited company are a few hundred pounds, through an accountant.

This woodland would cost us £5543 per acre, while woodland prices are usually £4500 - £10000 per acre. There is potential for the government to require companies to reduce or offset their CO₂ emissions in the near future, which would lead to a significant increase in the value of woodland, for offsetting carbon dioxide.

Subsidiary Company

Should we decide to purchase Lot 2, it will be up to the committee to decide whether to buy as Stroud & District Motor Club Ltd. or through setting up a subsidiary company. By using a limited sub-company, our liability to the club is greatly reduced and it is much easier to find public liability insurance, however it does incur additional costs and require its own management (with safeguarding measures), answerable to the full committee.

Bridleway Rights

Andrew Knightly Brown has been researching the access and usage laws relevant to the lot. The club would have the right to grant itself access to the woodland, but usage of bridleways is also subject to Section 33 authorisation, to be granted by Gloucestershire County Council. The council is able to make this authorisation difficult or uneconomical to obtain, as seen in Powys and Derbyshire. If this were to happen in Gloucestershire, we would be unable to use bridleways, even on land we own.



Votes

Votes from any current S&DMC members will be accepted...

1. Anonymously at the meeting, from those attending in person
2. From members attending the meeting online (<https://meet.google.com/euq-gvue-hei>)
3. By email (stroudmotorclubwebsite@gmail.com)
4. By post (Kieran Yarwood, 40 Rosebery Park, Dursley, Gloucestershire, GL11 4NS).

Postal and emailed votes will be accepted up to 20:00 on Wednesday 21st June, on which date the votes will be counted.

Fundraising will then begin immediately, if the vote is to go ahead with the purchase, given the quick sale requested by the current landowner.

Note: This above information has been provided to the best accuracy and knowledge of the sub-committee, part of Stroud & District Motor Club's committee.