

THE EDIBLE FOREST ESTATE

Landowner Information Pack & Project Prospectus

A detailed explanation of the project, transaction, risks and proposed Estate structure

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Controlled document notice: Only the latest version published through the official project channels should be relied upon. Earlier drafts are retained for transparency but are superseded by later versions.

Document control

Version	Date	Status	Summary
1.0	17 July 2026	Initial Controlled Release	Controlled publication incorporating the transaction, Food Forest and consultation model.

Review Process

This publication shall be reviewed and updated through the controlled publication process. Superseded editions shall remain permanently archived as part of the Official Publication Library.

Important legal and regulatory status

READ THIS BEFORE CONTINUING

This is an information and disclosure document, not the final property transfer, lease, title plan, rights-of-way deed, Articles of Association or legal opinion. Estate-specific legal documents can only be completed after a farm has been acquired, surveyed and designed. Independent legal, tax, planning and financial advice is strongly recommended.

Nothing in this publication guarantees that planning permission, One Planet Development approval, residential use, employment, a harvest, income, future land value, shared facilities or a particular completion date will be achieved. Rights are created by executed legal documents, not by illustrations, aspirations or informal messages.

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How to use this pack

- Read the entire Information Pack before deciding whether to participate.
- Submit questions in writing so that answers can be recorded and shared consistently.
- Important questions and responses should always be confirmed in writing. Verbal discussions should not be relied upon as creating any agreement or obligation unless subsequently confirmed in writing.
- Retain the exact version supplied to you.
- Do not rely on verbal statements, social-media posts, third-party commentary or assumptions.
- Take independent advice before committing funds.

Executive summary

The proposal is to pool participant funds through THE EDIBLE FOREST ESTATE LIMITED to acquire a farm of 100 acres or more in, or within roughly a 20-minute drive of, Cardiff. The Estate would then be surveyed and divided into individually owned agricultural plots, with a managed Food Forest Area forming part of each plot.

For each £5,000 paid and accepted, a participant receives one Ordinary Share in THE EDIBLE FOREST ESTATE LIMITED together with a contractual entitlement to select approximately one acre after acquisition and subdivision. The share is a temporary acquisition-and-allocation mechanism. After mandatory transfer of the plot into the

participant's name or nominated legal entity, the corresponding share is to be cancelled, surrendered, transferred back or otherwise removed using the lawful mechanism set out in the Company's Articles and completion documents.

Each participant must also pay the plot-transfer charge, currently estimated at £350 per plot. The charge is intended to meet the standard legal, Land Registry, plan and administration work required for individual transfer. It is an estimate and may change if unavoidable third-party costs change; any material change should be explained before completion.

No shared land is guaranteed. The Estate may retain or create shared land, routes or facilities, but a landowner receives only the shared rights expressly granted in the executed transfer, title documents and rights-of-way documentation.

Ownership of more than one acre allows the participant, subject to Estate approval, to combine the total Food Forest Area into one contiguous area or another approved configuration.

The Estate has been designed to balance private land ownership with long-term shared stewardship. Participants own their individual plots whilst contributing to a wider Estate intended to increase local food production, preserve the landscape and create one of the world's largest Food Forests.

WHAT THIS SECTION PROVIDES

- One share and an approximately one-acre contractual entitlement for each accepted £5,000 subscription.
- An application, update, viewing, selection and transfer process.
- A mandatory individual freehold transfer, subject to formal documents.

WHAT IS NOT GUARANTEED

- A particular farm, field, view or plot shape before acquisition and design.
- Shared land or facilities.
- Planning permission, future value, employment, harvests or income.

1. Vision and purpose

The project vision

The project seeks to increase local food production, help more people gain access to farming, restore biodiversity, preserve heritage varieties and make agricultural land available at the lowest practical cost whilst creating one of the world's largest Food Forests.

The Edible Forest Estate is intended to combine affordable access to agricultural land with long-term food production, environmental restoration, biodiversity, preservation of historic and heirloom varieties, rural enterprise and community participation.

Scale and location

The current objective is a farm of at least 100 acres in Cardiff or within approximately a 20-minute drive. The identity of prospective farms may remain confidential until legal completion to reduce third-party interference, competing bids, price inflation and disruption.

Food forest concept

The wider Estate is intended to operate as one interconnected managed food forest rather than requiring every landowner to finance and create a separate forest garden. Each plot contributes a designated Food Forest Area while the remainder remains available to the owner subject to law and the executed Estate documents.

2. History, experience and verification

Long-term development

The concept has evolved since approximately 2007 through research, earlier project attempts, successful acquisitions and lessons learned. Earlier setbacks are relevant because the current consultation, confidentiality, communication and document-control procedures were designed in response to practical experience.

Previous completed acquisitions

The project founder states that two farms were purchased in 2023 through associated companies: approximately 70 acres near Pontypridd and approximately 91.58 acres near Lampeter. The first farm was divided among 28 owners, participants selected plots and legal transfers were progressed. HEAMES LTD was entrusted with substantial participant funds and the land acquisition and subdivision were delivered.

Independent verification

Prospective participants are encouraged to inspect Companies House filings, HM Land Registry records, title documents, historic plans and available evidence of completed transfers. The Pontypridd title previously identified in project records is CYM785055. Statements about previous projects should be supported in the released pack by copies, extracts or links that can be independently checked.

No inference of guaranteed success

Previous experience demonstrates relevant capability but does not guarantee that this acquisition will complete, that a particular farm will be secured or that future planning, values or business outcomes will occur.

3. Companies and responsibilities

THE EDIBLE FOREST ESTATE LIMITED

THE EDIBLE FOREST ESTATE LIMITED is intended to remain a family-owned company under the long-term stewardship of the HEAMES family. Following transfer of individual plots, it will continue to operate The Edible Forest Nursery, manage the Food Forest Programme, preserve Estate standards, coordinate community benefit and manage any retained Estate land or shared infrastructure.

HEAMES LTD

HEAMES LTD may provide project-management, architectural drawing, planning, setting-out or related professional services where formally appointed. Its historical role and any current paid role should be disclosed clearly, including the basis on which fees are calculated.

The Edible Forest Nursery

The Edible Forest Nursery will operate as a division of THE EDIBLE FOREST ESTATE LIMITED. It will exercise the rights granted under The Edible Forest Estate - Food Forest Management Lease, including access, design, planting, management, replacement and harvesting.

Future operations

The Estate may later operate a Farm Shop, processing facilities, education, events, camping, festivals, nursery sales and other lawful rural businesses. These are intentions, not guaranteed facilities or income streams.

4. Application Process

Reading period

The Information Pack will normally be published for approximately three to four weeks before shareholder access opens. During that period prospective participants may submit questions and seek advice. Questions of general relevance may be incorporated into revised FAQ versions.

Opening announcement

After the consultation period, the Company will disclose an official date and time at which shareholder access opens. Bank details will be released at that time through the official email channel and official WhatsApp group.

No early reservations

No informal promise, verbal reservation, message or attempted payment before the official opening time creates priority. Premature payments may be returned or disregarded.

5. Payment, confirmation and priority

First-come, first-served priority

Selection priority will be based on the order in which participants initiate payment and promptly email payment confirmation. Participants should retain screenshots showing the date and time of the payment instruction and confirmation email.

Bank delays

A participant should not be penalised solely because a bank holds or delays funds after the participant initiated payment promptly. The Company may use reliable evidence of initiation time, email time, bank records and other audit information to determine priority fairly.

Acceptance and confirmation

Payment is not treated as finally accepted until the Company verifies the payment, confirms acceptance in writing and records the participant on the priority register. The confirmation should state the amount, number of shares, provisional acreage entitlement, priority reference and version of the documents relied upon.

Application excess or failure

The final subscription agreement must explain what happens if applications exceed available acreage, if the acquisition does not proceed, if a participant withdraws, or if the Company rejects an application. Refund rights, deductions and timing must be stated precisely before funds are accepted.

6. Acquisition and confidentiality

Property search

The Company will seek land that is reasonably suitable for the project, considering price, acreage, access, topography, title restrictions, agricultural quality, planning context and practical subdivision.

Confidentiality

Prospective locations may remain confidential before completion. Participants are therefore funding an acquisition process rather than buying a known, inspected plot at the payment stage.

Due diligence

Solicitors and relevant professionals should investigate title, access, covenants, easements, boundaries, environmental issues and other material matters before completion. No due-diligence process removes every risk.

Updates

Accepted participants should receive reasonable progress updates on fundraising, searches, negotiations, exchange, completion and the next stage, even where there has been no major change.

7. Estate design and initial setting-out period

Design period

Following legal completion of the farm purchase, the Estate currently anticipates an approximately one-month Estate design and initial setting-out period. During this stage the Estate will survey the property, design the plot layout and Estate Ways, identify practical access routes, mark initial Estate Way positions and prepare the farm for viewing. Food Forest Areas are not selected or designed at this stage.

Where a participant acquires multiple plots, the Food Forest Area may be grouped into one contiguous area or another approved configuration to improve Estate design and management.

Work during the period

Work may include surveying, recording existing fields and landscape features, producing draft plot plans, designing Estate Ways and passing places, marking proposed access routes, preparing temporary plot references and carrying out reasonable site preparation. Final plot numbering is confirmed only after all plots are allocated.

Nature of the timescale

Thirty days is a target rather than an absolute guarantee. Weather, survey complexity, professional availability, title issues, safety work or other circumstances may require more time. Material delay should be explained through an update.

8. Pre-selection viewing and plot selection

Viewing

Participants will be invited to organised pre-selection viewing opportunities after the layout is sufficiently developed. The purpose is to allow participants to inspect the farm, understand access and compare available plots before making a choice.

Selection order

Plot selection will proceed in the recorded payment-priority order. A person entitled to several acres may request adjoining plots, subject to availability and the layout.

Decision responsibility

Participants should consider slope, drainage, exposure, access, soil, neighbouring uses and intended activities. The Company should provide available information but does not warrant that a plot is suitable for every proposed use.

Resale rather than re-selection

After a plot has been selected and legally transferred, it belongs to the landowner subject to the title and lease. The Estate does not guarantee a right to exchange it for another plot. An owner may later sell, but no buyer, price, sale period or profit is guaranteed.

9. Mandatory freehold transfer and share removal

Transfer obligation

Every participant must complete transfer of the allocated plot into their own name or nominated legal entity. Remaining indefinitely as a shareholder instead of completing the transfer is not the intended arrangement.

Transfer charge

The present estimated standard charge is £350 per plot. The final documents should state what this includes and how any unavoidable increase will be handled.

Share removal

After completion, the corresponding acquisition share is removed by the mechanism permitted under the Articles and transaction documents. This must be checked by a company-law solicitor before release because a company cannot simply cancel shares informally.

Taxes and personal advice

Participants are responsible for obtaining advice on Stamp Duty Land Tax, Welsh Land Transaction Tax, capital gains, inheritance, business rates, VAT and any other personal tax consequences that may apply.

10. Rights of way, access and shared land

Main access network

The Estate layout is expected to include one or more principal shared access routes. Each plot's legal rights and responsibilities will be stated in its transfer or rights-of-way document.

No guaranteed shared land

The project does not promise any minimum acreage of shared land, community space, parking, buildings or recreational facilities. There may be shared land, but only rights expressly granted in the executed documents are enforceable.

Costs and maintenance

Main Estate Ways are shared infrastructure and any unavoidable maintenance responsibility is intended to be shared under the governing documents. The Estate will first seek to avoid charges by obtaining suitable surplus or donated material, filling ruts as they arise, improving drainage and carrying out preventative maintenance. No participant shall

be liable for any contribution towards the construction, improvement, repair or maintenance of Main Estate Ways unless they have first agreed, in writing, both the specification of the proposed works and the estimated cost or method by which that cost will be calculated. Ownership alone shall not create any liability to contribute.

Food Forest access

Every owner must identify a route from the principal shared access route to the Food Forest Area. The signed plan and Food Forest Management Lease will protect the Nursery's access for inspection, planting, management and harvesting.

11. The Food Forest Management Lease

Required lease

Every plot transfer will be conditional upon the grant to THE EDIBLE FOREST ESTATE LIMITED of The Edible Forest Estate - Food Forest Management Lease over exactly one-third of an acre. The lease applies irrespective of whether the owner actively uses the remaining land and is intended to continue despite any future lawful change of use affecting the rest of the plot, subject always to its terms and applicable law.

Ownership of the Plot

The freehold title to the entire plot is transferred into the owner's name. As part of the Estate's long-term stewardship, approximately one third (0.33 acres) of that plot is then made subject to a registered 999-year Food Forest Management Lease in favour of THE EDIBLE FOREST ESTATE LIMITED. This enables the Estate to establish and manage one continuous Food Forest across the wider Estate whilst allowing the owner to retain ownership of the entire plot.

Term and rent

The proposed term is 999 years. The proposed nominal rent is £0.01 payable every ten years, if demanded. The solicitor must confirm the enforceability, registration requirements, tax treatment and exact drafting.

Area plan

After plot selection and final plot setting out, each owner must identify the one-third-acre Food Forest Area within their plot and identify practical access from the Estate Way. The Nursery will review the proposed location for accessibility and long-term management. The agreed Food Forest Area and access route will be shown on a signed and dated plan forming part of The Edible Forest Estate - Food Forest Management Lease.

Nursery rights

The lease should provide the rights reasonably required to enter, inspect, design, plant, prune, maintain, replace, remove, improve, harvest, transport produce, use tools and carry out associated work, subject to safety, nuisance, insurance and damage provisions.

Owner use

The owner remains free to decide whether to cultivate, conserve, retain or leave unused the remaining two-thirds of the plot, subject to law, title rights and restrictive covenants. There is no requirement to farm, plant or develop the non-leased land. The Food Forest lease remains fully effective regardless of what is or is not done with the remainder.

12. No planting, funding or harvest obligation

No planting deadline

Neither the Company nor the Nursery is required to plant by a specified date or to complete planting within a particular period.

No production requirement

There is no obligation to maintain a minimum number of plants, production level, yield, value or annual harvest unless a later written policy expressly creates one.

No owner funding

The owner has no obligation to pay for the design, plants, labour, maintenance or establishment of the Food Forest Area beyond the obligations expressly stated in the executed documents.

Voluntary owner design

An owner may apply to the Nursery to propose or assist with a design. Approval is discretionary, may include conditions, and does not create a duty on the owner to fund or implement the design.

Nothing harvested, nothing owed

Produce allocations arise only from produce actually harvested and recorded by the Nursery. If nothing is harvested, nothing is owed to the owner and no payment or compensation is due.

13. Harvest allocation and festivals

Normal allocation

The Rule of Thirds applies to produce actually harvested: one-third to the plot owner, one-third for community benefit, and one-third to THE EDIBLE FOREST ESTATE LIMITED for Estate operations, the Farm Shop, maintenance, future planting, infrastructure and long-term development.

Participating owner

Landowners, volunteers and community groups may be invited or approved to assist with planting, maintenance and harvesting. Participation is welcomed but does not alter The Rule of Thirds.

Measurement and collection

The Nursery should publish practical rules covering measurement, grading, wastage, storage, collection deadlines, uncollected produce, processing and records. Produce shall normally be allocated according to harvested weight unless an alternative method is approved for a particular crop or product and described in the Harvest Manual.

Seasonal events

The Estate may organise planting days, harvesting days, fruit-picking events, seed-collection days, apple pressing, food processing, conservation days, camping gatherings and harvest festivals. These events may aid production and harvesting and may involve landowners, sponsors, volunteers and invited guests.

Event status

Events are normally voluntary and may be changed, limited or cancelled for weather, safety, crop, staffing, legal, insurance or operational reasons. Attendance, produce, entertainment or frequency is not guaranteed.

14. Owner freedoms and responsibilities

Remainder of the plot

Outside the Food Forest Area, the owner may pursue lawful agricultural, horticultural, recreational or rural business uses subject to the title, lease, covenants, access arrangements and planning law.

Planning

Ownership does not grant residential use, development rights or approval for structures, camping, commercial use or One Planet Development. Owners must make their own applications and comply with enforcement and environmental law.

Boundaries and entrances

Specifications for fences, walls, gates, tracks and entrances should be stated in the legal or Estate design documents where uniformity, safety or access requires it.

Organic ambition

The Estate is to be managed in accordance with organic and regenerative principles, without requiring formal organic certification. Synthetic herbicides, pesticides, fungicides and fertilisers should not be routinely used. Any exception must be lawful and specifically approved where required for safety, invasive species control or protection of the wider Estate. Produce must not be marketed as certified organic unless the relevant certification has actually been obtained.

Nuisance and safety

Owners must not obstruct access, damage shared infrastructure, interfere with the Nursery's lease rights or create unlawful nuisance, pollution, danger or unreasonable interference with neighbours.

15. Community, sponsors, volunteers and employment

Voluntary community

Community participation is intended to be encouraged but is not generally mandatory. Landowners remain independent owners subject to the legal obligations attached to their plots.

Sponsors

Sponsors may support trees, plants, education, community food, composting, events or other stated projects. Sponsorship does not create land ownership or a right to future profits unless a separate written contract says otherwise.

Volunteers

Volunteers may help with planting, harvesting, conservation, education and events. Volunteer activity does not create employment or a guaranteed entitlement to produce, payment or future work.

Employment priority

Suitable Estate vacancies are intended to be circulated first to landowners and then sponsors before wider advertising. This gives priority access to information and an opportunity to apply; it does not guarantee an interview, appointment, hours, salary or continued employment.

16. Farm Shop, funds and future businesses

Estate share of produce

The Estate's produce allocation may be used or sold through the Farm Shop, processing, markets, wholesale, events, community initiatives or other lawful channels.

Estate funds

Income retained for Estate purposes may support maintenance, access, infrastructure, insurance, professional costs, future planting, processing, staff and development. Accounts and internal governance should clearly distinguish Company income, community allocations and any restricted funds.

Future facilities

A Farm Shop, nursery expansion, kitchens, storage, education facilities, camping or events may require planning, licences, finance and operational capacity. Their inclusion in the vision is not a guarantee that they will be built or opened.

17. One Planet Development and living on the land

No residential guarantee

The land is agricultural land. No participant is promised a dwelling, residential planning permission, permanent camping, caravan use or the right to live on the plot.

OPD

One Planet Development is a planning route with demanding criteria and individual assessment. The Estate may share information or encourage genuine land-based businesses, but cannot guarantee that any OPD application will be accepted.

Participants are encouraged to establish a genuine agricultural or rural business before drawing unnecessary attention to future planning ambitions. This reflects practical experience but does not replace professional planning advice.

Independent applications

An owner remains responsible for their own planning strategy, evidence, professional advisers, application costs and compliance.

18. Selling or transferring a plot

Ability to sell

Subject to the title and executed documents, a freehold owner may normally sell or transfer the plot. The Food Forest Management Lease and other registered rights are intended to continue and bind successors.

No resale guarantee

The Company does not guarantee demand, a buyer, a particular value, a quick sale or a profit. Local asking prices for small plots should not be presented as evidence of what an Estate plot will achieve.

Estate introductions

The Estate may maintain an enquiry or waiting list and may introduce prospective buyers, but is not obliged to act as estate agent or purchase the plot itself.

Buyer acknowledgement

A future buyer should receive the current Information Pack and legal documents and acknowledge the Food Forest lease, access obligations and covenants before completion.

19. Risks and matters outside control

Acquisition risk

A suitable farm may not be secured, negotiations may fail, due diligence may reveal problems, a seller may withdraw or a competing buyer may succeed.

Delay risk

Banking, conveyancing, surveys, Land Registry, weather, access works, professional availability, litigation, public authority action or third-party interference may cause delay.

Agricultural risk

Drought, flood, frost, disease, pests, wildlife, fire, soil conditions, climate and crop maturity may reduce or eliminate harvests.

Commercial risk

Businesses may not open, may operate at a loss or may close. Employment and community programmes depend on finance, demand, management and legal permissions.

Legal and planning risk

Titles may contain restrictions; laws, taxes, planning policy and regulatory requirements may change.

Personal suitability

Agricultural land is illiquid and may require continuing expenditure. Participants must assess affordability, objectives and risk tolerance independently.

20. Communications, records and complaints

Official channels

Official communications will normally be issued by email and may also be shared through the official website or authorised messaging platforms. Where there is any inconsistency, the written email communication shall prevail.

Version control

Every release should state its version and date. Material corrections should be recorded in a revision history rather than silently replacing earlier wording.

Written questions

Questions and complaints should be submitted in writing and logged. Responses of general relevance may be anonymised and added to the FAQ.

Evidence retention

The Company should retain subscription records, priority evidence, confirmations, versions issued, signed acknowledgements, updates, decisions, plans and completion documents in accordance with data-protection and retention policies.

21. Guarantees and non-guarantees at a glance

Expressly intended / provided	Not guaranteed
A consultation and question period before applications open.	A particular farm or plot before acquisition.
One accepted £5,000 share subscription linked to an approximately one-acre contractual entitlement.	Shared land, facilities, residential use or planning permission.
Written confirmation after acceptance.	A fixed completion date, planting date, harvest or yield.
A priority register based on the stated payment process.	Employment, income, profit or future land value.
A post-purchase design period and pre-selection viewing opportunity.	A buyer or quick resale.
Mandatory freehold transfer and corresponding share removal, subject to formal documents.	Success of the Farm Shop, events or future businesses.
A Food Forest Area and Food Forest Management Lease on every transferred plot.	Any right not recorded in the executed legal documents.

22. Frequently asked questions

What exactly does £5,000 provide?

One Ordinary Share and a contractual entitlement to approximately one acre after acquisition and subdivision, subject to the signed documents. The share is removed after the mandatory plot transfer.

Can I choose my plot immediately after paying?

No. The farm must first be purchased and the layout prepared. The target is approximately one month from purchase completion to pre-selection viewing, subject to reasonable delay.

How is selection order decided?

By the recorded first-come, first-served priority process based on payment initiation and prompt email confirmation, with evidence considered where a bank delays funds.

Will I have shared land?

Not necessarily. Any shared rights will be stated in the executed rights-of-way or transfer documents.

Must I pay to plant my Food Forest Area?

No. The owner is not required to fund, design, plant or maintain it.

When must the Nursery plant?

There is no planting deadline or minimum production obligation.

What happens if nothing is harvested?

Nothing is owed to the landowner.

Can I design the Food Forest Area?

You may apply to the Nursery with a proposal, but approval is discretionary and there is no obligation on you to fund or implement it.

Can I live on my acre?

Not without the necessary legal and planning rights. Agricultural ownership alone does not provide residential permission.

Can I sell later?

Normally, subject to the legal documents. No buyer, price, timescale or profit is guaranteed.

Will I be offered work?

Suitable vacancies are intended to be circulated first to landowners and then sponsors. Employment is not guaranteed.

Why is the farm location confidential?

To reduce third-party interference, competing bids, price inflation and disruption before legal completion.

When will I see the legal pack?

Estate-specific transfers, plans, rights and leases can only be finalised after the farm is purchased, surveyed and designed. Participants should receive time to review them and take legal advice before signing.

Can I own more than one acre?

Yes. Participants may acquire multiple shares. Subject to Estate approval, the total Food Forest Area may be grouped together rather than requiring approximately one third of each individual plot to be designated separately.

Will I ever have to pay for Main Estate Way maintenance?

Not unless you first agree in writing to both the proposed works and the estimated cost.

Do I own the whole acre?

Yes. The freehold title to the entire plot is transferred into your ownership. Approximately one third of the plot is then subject to a registered 999-year Food Forest Management Lease in favour of THE EDIBLE FOREST ESTATE LIMITED. The lease grants the Company long-term management rights over that area but does not transfer ownership of the land.

23. Glossary

Applicant: A person seeking to participate before acceptance.

Shareholder: A participant whose subscription has been accepted during the acquisition and allocation stage.

Landowner: The person or entity registered as owner after transfer.

Food Forest Area: The part of each plot identified on the signed plan and leased to the Company for long-term food forest management.

Nursery: The Edible Forest Nursery, an operating division of THE EDIBLE FOREST ESTATE LIMITED.

Priority register: The record used to determine plot-selection order.

Shared land: Any land retained for common or Estate use. It is not guaranteed.

Legal pack: The estate-specific transfer, title plan, rights, covenants, lease and associated completion documents prepared after acquisition.

24. Participant record

Prospective participants should use this section to record questions and the document version reviewed. A separate Participant Agreement must be signed before acceptance of funds is treated as unconditional.

Document version reviewed: _____

Date received: _____

Questions submitted on: _____

Written clarification reference: _____

Independent adviser (optional): _____

25. Estate standards and appearance

The Estate is intended to develop the appearance and character of a wealthy historic countryside estate. Standards exist to preserve consistency, safety and long-term beauty, and many have been developed from practical experience gained on earlier farm projects.

Estate Ways and passing places

- Estate Ways should be kept as wide as reasonably practicable and must not be unnecessarily restricted.
- Their preferred appearance is a country track with a grass centre strip and grassed verges where practical.
- Passing places should be provided at all reasonable locations.
- Curved plot entrances, set back from the Estate Way, should also function as passing places where practical.
- Estate Ways must remain clear of parked vehicles, stored materials and other obstructions.

Plot entrances, gates and fencing

Every plot gate must provide a minimum clear opening of 4.9 metres and must be set back at least 6.5 metres from the edge of the Estate Way, unless an estate-specific physical or legal constraint makes the standard impossible and a written alternative is approved.

- Plot owners are responsible for the cost, installation, repair and replacement of their own gates and fencing.
- Fencing visible from Estate Ways must comply with the approved Estate appearance standards and may require prior written approval.
- Dry stone walls are preferred at principal Estate entrances where suitable and practical.

Main Estate entrances

Where reasonably practicable and subject to highway, planning and site constraints, principal entrance gates should be set back at least 25 metres from the public highway and widened to allow safe access. Main entrance gates will normally be secured with combination locks. Access codes are confidential operational information and may be changed.

Estate landscape corridors

THE EDIBLE FOREST ESTATE LIMITED will preserve and control planting alongside Estate Ways through the transfer documents and restrictive covenants. The signature Estate tree is Walnut, followed by Sweet Chestnut, then Hazel and Cherry, including suitable white-flowering cherry varieties. Landowners may apply to appropriate grant or tree-support schemes, including Woodland Trust schemes where available, but no grant is guaranteed.

Parking and visitors

- Where an allocated shared parking area exists, owners and visitors should use it.
- Owners are responsible for informing their visitors of the Estate parking arrangements.
- No vehicle may block an Estate Way, passing place, entrance, gate or emergency access route.
- When visiting their own plot, owners should park on their own land where practical.

Storage and appearance

Plots must not be used as junk yards or for the long-term accumulation of derelict vehicles, waste, scrap, unsuitable containers or visually intrusive materials inconsistent with the Estate vision. Temporary materials genuinely required for lawful agricultural or land-management work must be kept orderly and removed when no longer reasonably required.

If a shared agricultural storage area exists, owners are encouraged to use it where practical to preserve the appearance of their own plots. Any such facility is strictly for approved agricultural, horticultural or Estate-related storage and creates no guarantee that storage space will be available.

26. Water, growing and stewardship recommendations

Rainwater

Every landowner is encouraged to harvest rainwater and aim for approximately 30,000 litres of storage, whether or not mains water, streams, rivers or other water sources are available. Stored water should be covered or otherwise protected to reduce evaporation, algae, debris and contamination. This is a recommendation, not an obligation.

Growing philosophy

Owners who choose to produce plant food are encouraged to research what performs well on the farm, trial locally suitable crops, preserve historic and heritage seed varieties where practical, and select varieties for reliable growth, productivity, flavour and resilience. Owners remain free to do nothing with the non-Food-Forest parts of their plots.

27. Community relations and communications

Owners should be courteous but reserved. They need not disclose private future intentions or unsubmitted applications. Current use should be described accurately.

Where asked what they are doing, or intend to do, it is normally sufficient to state simply that they are **farming or managing their land**, unless further disclosure is required by law or voluntarily chosen.

Important communications concerning governance, permissions, shared infrastructure, ownership, legal matters or participant obligations should be made in writing. Matters not confirmed in writing should not ordinarily be relied upon as constituting an agreed Estate position.

Where significant matters are discussed verbally, they should be confirmed in writing as soon as reasonably practicable.

Written communications provide clarity, reduce misunderstanding and preserve the institutional memory of the Estate.

No participant may represent the Estate publicly without proper authority.

28. Founding trees

The first thirty-three planting locations are reserved by THE EDIBLE FOREST ESTATE LIMITED for commemorative, ceremonial or historically significant planting. The identity of proposed invitees and associated plans may remain confidential unless and until officially announced.

The Rule of Thirds

The Food Forest Programme is designed around a simple balance between private benefit, community benefit and long-term Estate stewardship.

Share	Purpose
One third	To the freehold owner of the plot containing the Food Forest Area.
One third	For local community benefit, including food distribution, education or other community initiatives selected by the Estate.
One third	To THE EDIBLE FOREST ESTATE LIMITED for Estate operations, the Farm Shop, maintenance, future planting, staff, infrastructure and long-term development.

The freehold owner may collect their allocated share, donate it to the Estate or make another arrangement agreed with THE EDIBLE FOREST ESTATE LIMITED. If no produce is harvested, no produce, payment or compensation is owed.

The allocation applies only to produce actually harvested and brought into the Estate's harvest process. If no produce is harvested, no produce, payment or compensation is owed to any party.

Legal and regulatory review status

This Information Pack explains the commercial intention but does not itself allot shares, transfer land, create a lease or approve a financial promotion. Before public launch or acceptance of funds, specialist advisers must approve the share subscription structure, the treatment of participant money, the mechanism used when a plot is transferred, the financial-promotion position, the collective-investment-scheme analysis, consumer-law wording, conveyancing structure and the Food Forest Management Lease.