

THE POT KILN

COUNTRY PUB & GAME RESTAURANT



COMPANY PROSPECTUS

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Sunday Times 2017 Guide of UK Top 100 Restaurants

Judging Team - Jamie Oliver / AA Gill / Antonio Carluccio / Nick Jones – Soho House



BAR & RESTAURANT - 60 COVERS / GARDEN - 150 COVERS

EXPANSION POTENTIAL

PLANNING PERMISSION GRANTED TO DEVELOP AND EXPAND BUSINESS TO INCLUDE 10 GUEST ROOMS, RESTAURANT EXTENSION FOR 20 EXTRA COVERS, WEDDING HIRE AND COUNTRY CLUB MEMBERSHIP

FOOD - Exceptional SERVICE - Good AMBIANCE - Very Good
Harden's Restaurant Guide - August 2016



RURAL CHIC DINING

FOLLOWING PLANNING APPROVAL, THE POT KILN IS NOW POSITIONED TO EVOLVE ITS DINING WITHIN A 'RURAL CHIC' LANDSCAPED DESIGN INTERPRETING ITS RUSTIC AND ENVIRONMENTAL HERITAGE

Serving free range produce and local wild game

The Pot Kiln uses hunter-gatherer producers wherever possible



FIELD TO PLATE
CULTURE

SPENDING IN RESTAURANTS AND AT HOTELS AT A FIVE-YEAR HIGH (OFFICE FOR NATIONAL STATISTICS) AND WITH A LOYAL FOLLOWING ESTABLISHED CONTINUED GROWTH IS ENSURED

Rated number six in the UK's top ten pubs

The Sunday Times 2016



UK TOP FIFTY GASTRO
PUB AWARD



WEST BERKSHIRE BREWERY, FOUNDED A QUARTER OF A CENTURY AGO ON THE POT KILN SITE CONTINUES TO BREW THE PUB'S EXCLUSIVELY BRANDED POT KILN BITTER.

The Pot Kiln Market

Featured by The Daily Mail as the pub with the prettiest walks in the UK, The Pot Kiln attracts a local, national and international market of long-standing regulars including the British Royal Family



VIEW FROM THE POT KILN



WALK FROM THE POT KILN

INTRIGUING MIX OF CUSTOMERS including Saudi Crown Princes, Barnie the Thatcher, Top Gear Presenters (James May), Master Chef Producers, Singers Cat Stevens & Mick Hucknall, Guardian Food & Drink Editor, Matthew Fort, TV Host, Chris Tarrant, Ronnie Scotts owner, Michael Watt, and the Duke and Duchess of Cambridge whose family are neighbours.

FREQUENT CORPORATE CLIENTS among many include Vodafone, Honda, Bayer, Pepsico, Microfocus, Price Waterhouse and BP.

LONDON ONE HOUR and Guest Rooms imminent negotiations are underway to establish reciprocal alliances with two London based Michelin Star restaurants, The Harwood Arms and The Ledbury together with the Ronnie Scotts and the Chelsea Arts clubs.



AREA OF OUTSTANDING
NATURAL BEAUTY

WITH AN ESTABLISHED NATIONAL AND INTERNATIONAL REPUTATION FOR RUSTIC DINING AND SCENIC WALKS, NEW GUEST ROOMS WILL INTENSIFY EXPLOITATION OF THE TOURIST AND WEDDING MARKET

Planning approval for guest rooms and private events

Wedding and Civil Partnership Licence now attainable

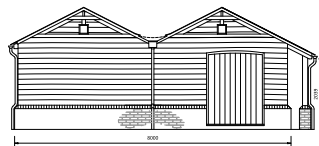


NEW BUSINESS FROM
VENUE HIRE

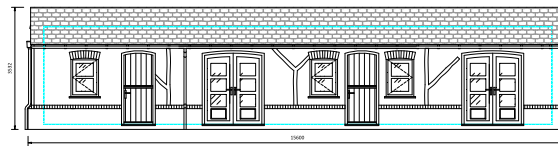
WITHOUT PROMOTION HALF A DOZEN WEDDING AND EVENT ENQUIRIES HAVE BEEN RECEIVED FOR 2017 AND PLANS NOW UNDERWAY TO EXPLOIT THE £10 BILLION WEDDING SECTOR

Renovation of Brick Store & Cottage to Guest Accommodation

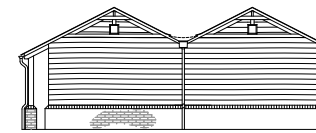
Renovation of dilapidated 18th century brick store for erection of six en-suite guest rooms



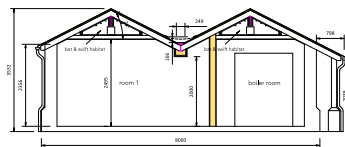
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH SECTION



VICTORIAN BRICK WORKERS
COTTAGE DESIGN

DESIGN BASED ON VICTORIAN BRICK WORKERS SOCIAL CLUB AND FAMILY HOUSING
RECORDED AT A BRICK KILN SITE IN NEIGHBOURING UPPER BASILDON

Environmental Landscaping – Schematic View

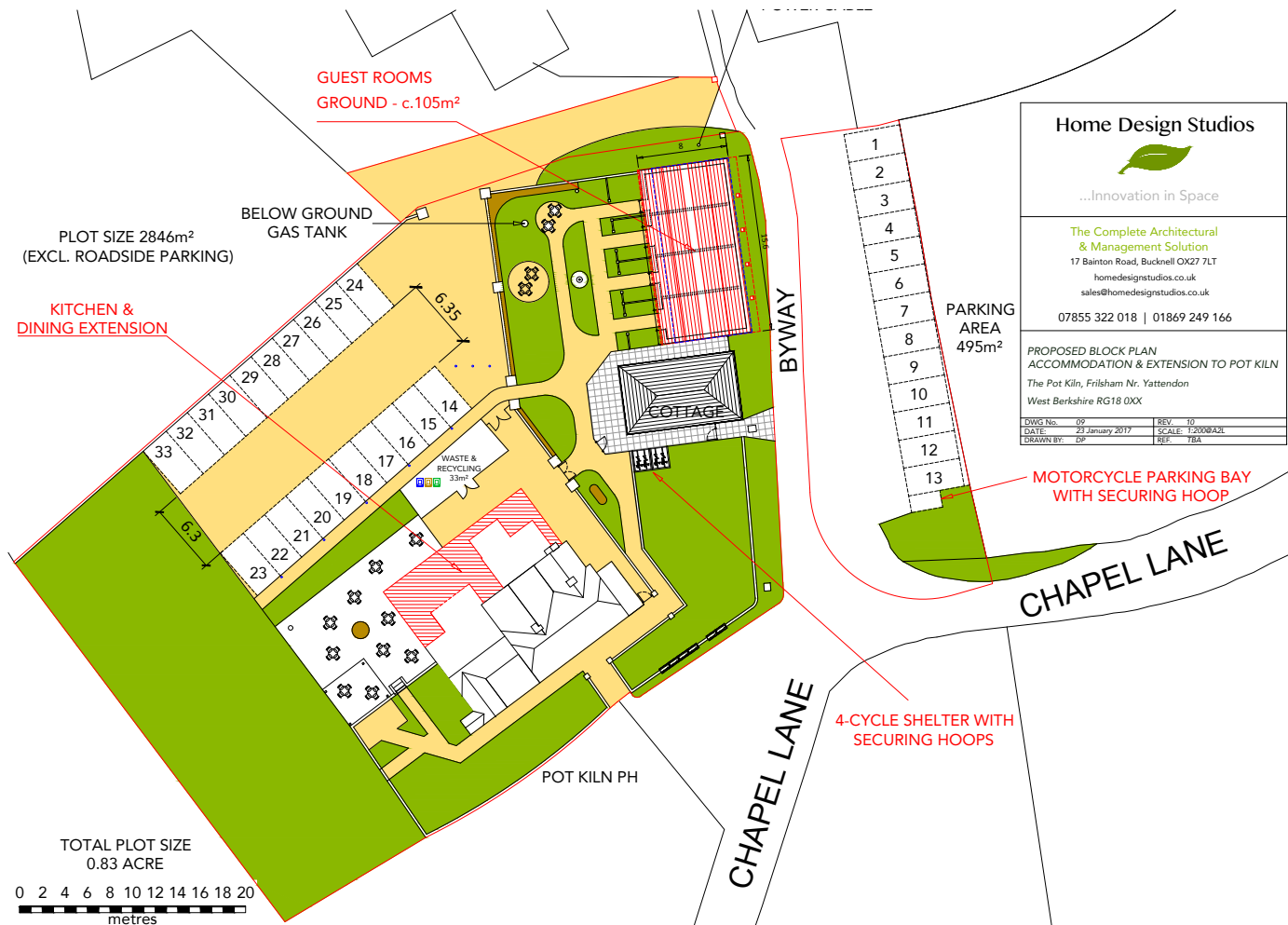
A country garden and orchard design of wild flowers, plants, vegetables, herbs and fruit





Approved Block Plan

Conserving and enhancing an Area Of Outstanding Natural Beauty



PLANNING RATIONALE

APPROPRIATE LIMITED DEVELOPMENT WITH A FOCUS THAT ADDRESSES IDENTIFIED COMMERCIAL NEEDS AND THE MAINTENANCE OF THE POT KILN AS A SIGNIFICANT PART OF THE RURAL ECONOMY.



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‘Alongside Rules Restaurant and the Harwood Arms in London

The Pot Kiln is one of Britain’s finest game restaurants.’

Britain’s Finest - October 2016

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending investors and do not constitute an offer or part of a contract. Prospective interested parties ought to seek their own professional advice.