

SCARISBRICK HALL & SCHOOL  
Ethical Investment Opportunity

**EXECUTIVE SUMMARY**





Scarisbrick Hall is a unique 150 room mansion built between 1830 and 1860 by the famous architect Augustus Pugin. The Hall has been described as the finest example of residential Gothic renaissance architecture in the country and is officially listed as a building of special architectural interest.

Scarisbrick Park, and its extensive estate, provides a wonderful setting for this stately home. The wide expanse of woodland and pasture, the delightful gardens, the stream and the lake all combine to give an air of spacious grandeur and peace.





# the future

This Grade 1 listed building has been the home of an independent school since 1964. In 2009, in recognition and celebration of recent changes, the name of the school changed back to its former title of Scarisbrick Hall School: caring and educating children from birth to 16.

As one of the leading private schools in the North West of England and with an excellent reputation and increasing numbers of applicants, expansion plans for the school are already at a very advanced stage. The introduction of a new Sixth Form has begun and additional sites for the oversubscribed Beautiful Beginnings day nursery are already being sourced.

Set within 52 acres of parkland, Scarisbrick Hall will benefit from a further increase in profits from the various revenue streams of the diversified educational and recreational businesses operating within the school and grounds.

The fully restored Hall with its 150 rooms provides a significant increase in teaching and learning space available to the School and College. This will create opportunities to expand the current one form entry provision to a three form entry to all year groups, as well as create a Sixth Form with new facilities to attract international and UK boarders. Strong strategic partnerships are also being established with top universities to attract the best educational practitioners and to ensure Scarisbrick Hall College is the College of choice in the UK.



“*Expansion plans for the school are already at a very advanced stage.*”





## THE EXPANSION PROGRAM

As one of the leading private schools in the North West of England, with an excellent reputation and increasing numbers of applicants, Scarisbrick Hall School is ready to expand. The refurbishment of the main building, in partnership with English Heritage and the local Council, will result in a significant expansion in the capacity of the School. This will be able to accommodate the increase in pupils from the current 281 to 1,155 over the 10 year period.

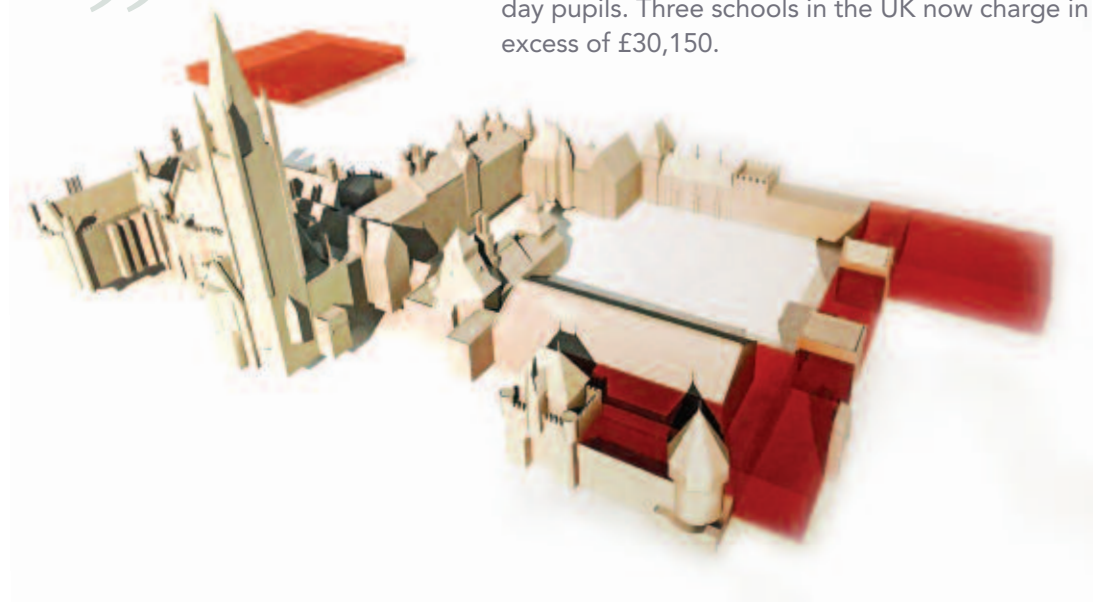
The expansion and refurbishment plans are supported by a Conservation Management Plan (April 2011), which was developed by Purcell Miller Tritton LLP (architects, designers and historic building consultants). This plan has appraised the history, phasing, development and use of the heritage assets within the site of Scarisbrick Hall.

*“The addition of the Sixth Form and boarding facilities will attract the international market to the School.”*

The Directors have also completed a Condition Survey, this survey provides a comprehensive and extensive evaluation of the site. All of the developments have been undertaken with the consultation and support of English Heritage and the local Council.

The introduction of a new Sixth Form has begun, with plans to attract pupils from the wider UK market. This Sixth Form will add unique academic prestige to the school, and will further develop existing relationships with prominent national and international Universities. This will add further profit through the increase in pupil numbers by adding a further two years to the educational life of pupils from the current birth – 16 years to birth – 18 years.

This addition of the Sixth Form will also attract the international market to Scarisbrick Hall School. A national census of Independent Schools in 2011 identified that the number of new foreign pupils in UK independent schools had increased by 44.4 % since 2010 (37.8% of this rise came from China and Hong Kong). Average boarding fees for Sixth Form students are now £26,346-a-year and £16,290 for day pupils. Three schools in the UK now charge in excess of £30,150.





### BEAUTIFUL BEGINNINGS DAY NURSERY

Our very successful day nursery trading as Beautiful Beginnings has been developed on the site attracting babies and infants to the foundation stage of the school; it is now oversubscribed and is set to expand to meet demand.

The success of the Beautiful Beginnings brand will be expanded to include the development and acquisition of a group of nurseries within the school catchment area. These acquisitions will provide asset value of the Nursery buildings, increased profitability of the Nursery business and feed the expansion and future intake into Scarisbrick Hall School.

The expansion of the Beautiful Beginnings day nursery will not only provide a considerable number of new pupils to the school, it will also grow to a regional status and continue to be an integral part of Scarisbrick Hall.

The School, situated within Scarisbrick estate, has introduced a full range of sporting and recreational extracurricular activities that are attracting new pupils to the school. These Tutoring, Mentoring and Coaching activities are a fundamental part of the added value and USP of our school.



### TCM - TUTORING, COACHING, MENTORING

The Tutoring, Coaching and Mentoring activities have also proved attractive to the wider community, generating further interest and additional revenue by offering 'out of school hours' sessions to children and adults in the wider community. These educational support sessions with creative and sporting facilities have resulted in an opportunity that has led to the formation of the 'TCM' education plus brand, this brand generates additional revenue to the school business. Following the restoration of Scarisbrick Hall, with a resulting expansion of the teaching, sporting and recreational facilities, there is an opportunity to expand the business substantially (in line with the increased facilities) within the estate.

### SPORTS HALL & FACILITIES

Plans to purchase a further 88 acres of farmland (available to purchase within the estate of Scarisbrick Park) are at an advanced stage. This increase in land ownership will provide space for the development of sporting, leisure and educational facilities, without impacting on the beautiful historic park and gardens.

These facilities will include:

- 8 court multi use sports hall
- 8 lane swimming pool
- Cricket pitch
- 4 junior football pitches
- 2 senior football pitches





**Sports Pitches**

4 x Junior Football Pitches - 90m x 50m each

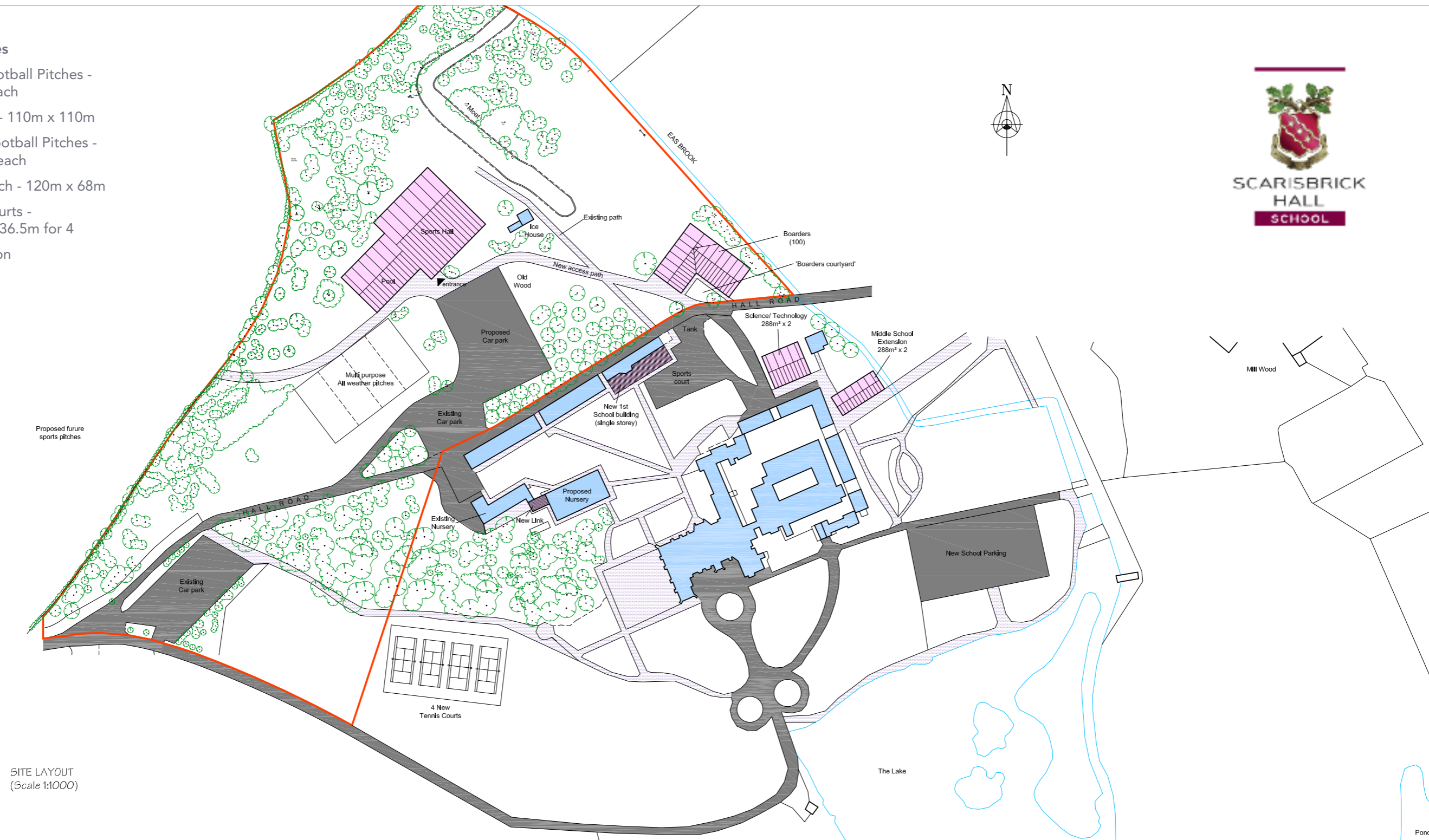
Cricket Pitch - 110m x 110m

2 x Senior Football Pitches - 100m x 64m each

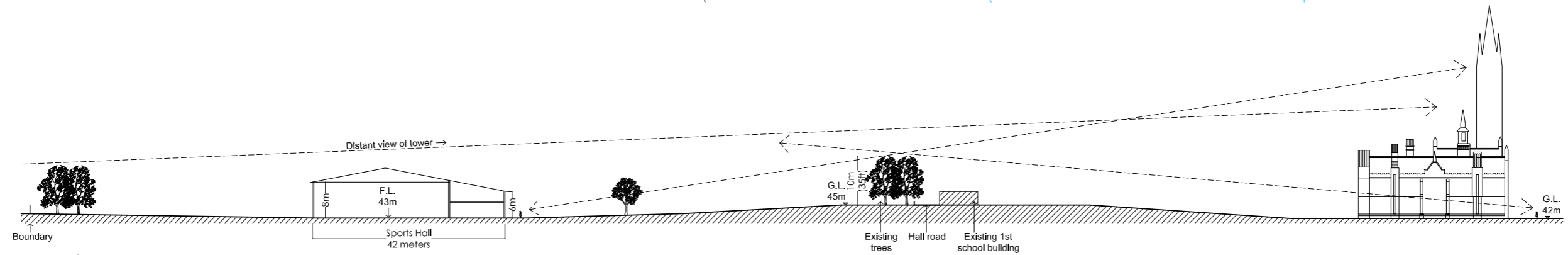
1 x Rugby Pitch - 120m x 68m

4 x Tennis Courts - 60m x 96m x 36.5m for 4

Sports Pavilion



SITE LAYOUT  
(Scale 1:1000)



SITE SECTION  
(Scale 1:500)



## INVESTMENT SUMMARY

Investors are offered in shares of Scarisbrick Hall and School Ltd a UK registered company.

The successful subscription of the share offering will result in the enlarged company being owned 49% Investors and 51% Directors of Scarisbrick Hall and School Limited.

The proceeds of the investment will be used to fund the restoration, development and expansion of Scarisbrick Hall School, Sporting facilities, Beautiful Beginning's Nursery Group and the Teaching, Coaching and Mentoring division (TCM). All trade and assets from these divisions are held within The Company.

The target is to raise £34.5m to fund restoration, development and expansion of Scarisbrick Hall, sporting facilities, the nursery and the teaching, coaching and mentoring division (TCM).

The highlights of the offer are as follows.

- Invest from £10,000
- Anticipated investment period is a minimum of 3 years from entry
- Dividend returns to be presented from year 1 and annually thereafter
- Projected return of 10.4% per annum over the expected life of the investment
- Increase in share value is also anticipated subject to the performance of the company
- Capital investment will be secured against the company and all associated assets.

The Company directors have a very clear and focused vision to develop the business and ensure that funds are used prudently in growing the company's revenue streams and expanding service offering.

*“Educational investments are a contemporary and ethical alternative, which provide a secure teaching platform for future generations.”*



## Key Terms

<b>Company Name</b>	Scarisbrick Hall and School Limited
<b>Price per share</b>	10p (Ten Pence)
<b>Target Investment Raise</b>	£34.5 million
<b>Target Return</b>	10%+ paid as dividends
<b>Suitable Investment Options</b>	Direct Investment / SIPP / SSAS
<b>Minimum Holding Period</b>	3 Years
<b>Dividends payable</b>	Annually after 1 year
<b>Legal Structure</b>	UK Limited Company
<b>Minimum Share purchase</b>	1,000 Ordinary Shares
<b>Minimum Investment</b>	£10,000
<b>Corporate Advisor</b>	BriceAmery Capital Ltd

## Potential Exit Routes

After three years of holding the investment investors will be given an option to sell the shares back to the company at the prevalent market rate, dependent upon the status of liquidity of the company.

Whilst investors are able to sell / transfer their shares on the open market throughout the investment period, this option may not be practical for most investors.

Exit options for the company include a trade sale, refinancing; the preference for the Directors is to list the company through an Initial Public Offering (IPO).

The Directors are committed to provide liquidity to the Investors as soon as possible.

## Share Issue Highlights

- Ethical Investment Opportunity
- Well established market place
- Expansion of the very successful beautiful beginnings day nursery
- Expansion plans for the school are at an advanced stage
- The addition of the Sixth Form and boarding facilities will attract the international market to the school
- Educational investments will provide a secure teaching platform for future generations
- Realistic exit routes
- Viable & sustainable business plan
- Committed directors with vision, and expertise

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*“Scarisbrick Hall and School will provide a secure teaching platform for future generations and offers a contemporary and ethical alternative to invest.”*

For further information on this opportunity please contact your Advisor.



[www.scarisbrickhallschool.co.uk](http://www.scarisbrickhallschool.co.uk)