



National Live Roleplaying Centre

Introducing **Unknown Worlds**

The Vision

A national centre for the hobby that makes it easier for game runners to create amazing larp events

Like so many larpers, I've been dreaming of creating a permanent larp site for decades. Finding a good site was the biggest hurdle I faced when I ran my first event. Thirty years later, we're one of the biggest larp companies in the world and yet it's still the greatest challenge we face. The only way to take Empire to the next level is to get a permanent site.



Live roleplaying is a hobby for dreamers. We imagine incredible things - then we make them real. I want to create a site that will ultimately rival the very best in the world; astonishing sites like Biccoline in Canada. Something truly magical that will transport people into a world you can live in. I believe that we can create that here in Britain.



I want the site to be about much more than just Empire. Nothing would be more tragic than a beautiful larp site that was only used four times a year. I want to create a national larp centre - a site that has the kind of facilities needed to support the whole hobby.

A centre is more than just a site. It's a foundation that makes it easier for everyone to create amazing events. Good infrastructure will be essential. From paving to plumbing, it can make the site and the hobby more accessible for more people.

I need a little more help to make this happen. I've set up Unknown Worlds as a new company as a way for larpers to collaborate, to pool our skills, our time, and our money. If we work together, we can create something extraordinary.

How Will It Be Run?

You can be as involved in the development of the site as you want to be

There is an incredible pool of talent in the larp hobby. I want Unknown Worlds to give the whole community the opportunity to use those abilities to create something amazing.

If you invest with us then I want you to be involved in the development. I'll keep you up to date on what is happening and consult you on what is planned for the future. We'll have a Facebook group to discuss the latest news and I'll provide regular email updates.

Unknown Worlds will lease the site exclusively to Profound Decisions who will manage all use of it, including hire to other games. As part of that they will handle all the day-to-day operations of running the site, leaving Unknown Worlds free to focus purely on the development of the centre.

We plan to have an advisory board for people who have the time, inclination, and skills to be more involved. We want board members who can provide invaluable practical and technical skills along with impartial advice and analysis.

There will be an annual shareholders' meeting where we'll discuss the strategic plan for the coming year. I will be the majority shareholder but every shareholder will be able to raise issues to be discussed and agreed at that meeting.

All decisions taken by Unknown Worlds will be approved by five directors: myself, Graeme Jamieson, Rachel Thomas, Tim Baker, and Jude Reid. I've picked the directors for a combination of their probity, skills, experience and reputation.



Empowerment

Live roleplaying is blessed with some amazingly talented people. The best events are platforms that empower those people to let them shine. Unknown Worlds will strive to embody this principle at every turn.



In Harmony With Nature

The ideal live roleplaying setting is a landscape unspoiled by modern development. We want to create a thriving haven for wildlife and a legacy to leave to future generations.

About The Site

The site purchase is agreed - we are raising more share capital to speed long term development

After a two year search, we have identified the ideal site for our purpose and our offer has been accepted. Our solicitors have been instructed and we anticipate exchanging contracts mid-way through October with a view to completing the purchase on the 1st November.

The site has many qualities that make it ideal for our purposes. It is more than large enough to accommodate Empire for years to come and is flat as a pancake with excellent drainage and some existing buildings. There are no woods on the site but there are some trees and we are confident we can establish new woods over time.

It has proved impossible to find a large flat site in the Midlands, but the new venue is only fifteen minutes further travel from the north, which we believe is an acceptable compromise given the other factors. The transport logistics look fine and the history of the site means that planning should be as favourable as possible.

Funding And Finance

Anyone who considers themselves a friend can invest

To raise the finance we need, we plan to create 2,400 shares at £1,000 each. Unknown Worlds is a private company, so investment is limited to people we know, but anyone who considers themselves a friend can invest.

Once I have agreed a site purchase I will sell 49.9% of these shares to friends from the community. Unknown Worlds will take out a mortgage secured on the land and Profound Decisions will provide the money to pay this off over fifteen years, in return for the other 50.1% of the shares.

The site will be leased to Profound Decisions who will manage its use and pay all the development costs. We anticipate returns for investors will be in two phases - capital growth and modest dividends in phase one, replaced by regular dividends in phase two when the site is fully established.

Phase One

Phase one will last for the first fifteen years. The lease will be artificially low during this period to allow Profound Decisions to develop the site to the highest possible standards and thereby increase its value. As one of the owners, the value of your shares should reflect those gains.

I plan to invest heavily in the success of Unknown Worlds. If I have any spare capital then I will look to purchase your shares at any point if you want to sell them.

I will offer a minimum of £1,000 for each share + 7% compound interest for each year that has passed for the first fifteen years. I've deliberately opted to fix this offer to give you confidence in what your shares should be worth. If you can sell them for more than this you are welcome to do so!

Phase Two

After fifteen years, Profound Decisions will have an option to renew the lease. There will be a rent review to open market rent, with an independent surveyor acting for Unknown Worlds. As a result, the rental income will increase significantly. This is phase two.

From this point onwards Unknown Worlds will produce significant annual dividend payments, rather than capital growth. The goal is to achieve dividend payments of £193 a share at this point.

I've chosen this approach to keep things simple, predictable and transparent. I need backers who want to own part of an amazing larp site and who want to see that site grow. But I want this to be a fair investment that provides a reasonable, predictable return for everyone.

Finding Out More

I have more detail to share

I've kept this document as simple as possible to communicate the core ideas. There is a separate document available that lays out exactly how the investment is structured.

We have a Facebook group where you can meet other potential investors and ask questions. We've also prepared an FAQ to try and answer any questions you might have.

I'm happy to talk to anyone about this proposal so you're welcome to email me, or call the office if you have any questions that you don't want to ask in the Facebook group. We're in the final stage now, so please don't hesitate to get in touch if you're interested in being part of the journey at this stage!

Matthew Pennington





UNKNOWN WORLDS

Thanks to Charlie Moss for
design and photography

