Company Registration No. 01404321 (England and Wales)

Chilton Farms Limited

Unaudited financial statements for the year ended 31 March 2017

Pages for filing with the Registrar



Saffery Champness

CHARTERED ACCOUNTANTS

Chilton Farms Limited

Company information

Directors	Sarah Scrope Adrian Scrope
Secretary	Tina Watson
Company number	01404321
Registered office	Chilton Estate Office Leverton Hungerford Berkshire RG17 0TA
Accountants	Saffery Champness LLP St Catherine's Court Berkeley Place Clifton Bristol BS8 1BQ

Chilton Farms Limited

Contents

	Page
Statement of financial position	1 - 2
Notes to the financial statements	3 - 11

Chilton Farms Limited

Statement of financial position
As at 31 March 2017

	Notes	£	2017 £	£	2016 £
Fixed assets					
Tangible assets	**2**		2,481,013		2,490,722
Investment properties	**4**		2,173,767		2,173,767
Investments	**3**		50		50
			4,654,830		4,664,539
Current assets					
Stocks	**5**	227,165		307,646	
Debtors	**6**	149,668		74,287	
		376,833		381,933	
Creditors: amounts falling due within one year	**7**	(514,948)		(542,721)	
Net current liabilities			(138,115)		(160,788)
Total assets less current liabilities			4,516,715		4,503,751
Provisions for liabilities			(152,719)		(169,382)
Net assets			4,363,996		4,334,369
Capital and reserves					
Called up share capital	**8**		42,491		42,491
Share premium account			1,903,533		1,903,533
Revaluation reserve	**9**		894,777		879,705
Profit and loss reserves	**10**		1,523,195		1,508,640
Total equity			4,363,996		4,334,369

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

Statement of financial position (continued)
As at 31 March 2017

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 16/10/17 and are signed on its behalf by:

Adrian Scrope
Director

Company Registration No. 01404321

1 Accounting policies

Company information

Chilton Farms Limited is a private company limited by shares incorporated in England and Wales. The registered office is Chilton Estate Office, Leverton, Hungerford, Berkshire, RG17 0TA.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 March 2017 are the first financial statements of Chilton Farms Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 April 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 12.

1.2 Turnover

Turnover represents amounts receivable for the sale of harvested crops net of VAT, government grants, fishing income, revaluation of rental income and water sales.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property and land	2% straight line / nil
Property improvements	5% reducing balance
Plant and machinery	15% reducing balance
Computer equipment	50% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1 Accounting policies (continued)

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Fair value is determined by reference to rental yields. The surplus or deficit on revaluation is recognised in the income statement.

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1 Accounting policies (continued)

Basic financial assets

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

1 Accounting policies (continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

1.12 Retirement benefits

The company operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the income statement in the year they are payable.

1.13 Basic Payment Scheme

In any scheme year, the right to the Basic Payment Scheme is recognised on or after 15 May and accrued monthly, unless an unacceptable degree of uncertainty exists over the existence of the right to the Basic Payment Scheme for that scheme year.

1.14 Other government grants

The company receives Entry Level Stewardship (ELS) and Higher Level Stewardship (HLS) government grant funding which is recognised during the period in which the related expenses were incurred.

2 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost			
At 1 April 2016	2,558,650	267,514	2,826,164
Additions	1,640	24,304	25,944
Disposals	-	(2,100)	(2,100)
At 31 March 2017	2,560,290	289,718	2,850,008
Depreciation and impairment			
At 1 April 2016	185,694	149,748	335,442
Depreciation charged in the year	14,329	19,250	33,579
Eliminated in respect of disposals	-	(26)	(26)
At 31 March 2017	200,023	168,972	368,995
Carrying amount			
At 31 March 2017	2,360,267	120,746	2,481,013
At 31 March 2016	2,372,956	117,766	2,490,722

3 Fixed asset investments

	2017	2016
	£	£
Investments	50	50

Movements in fixed asset investments

	Investments other than loans
	£
Cost or valuation	
At 1 April 2016 & 31 March 2017	50
Carrying amount	
At 31 March 2017	50
At 31 March 2016	50

4 Investment property

	2017
	£
Fair value	
At 1 April 2016 and 31 March 2017	2,173,767

Investment property comprises Mills Building, Reid Building, Main calf Unit and Potting Sheds. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 March 2017 by Adrian Scrope, a director of the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

On a historical cost basis these would have been included at an original cost of £1,162,440 (2016: £1,162,440).

5 Stocks

	2017	2016
	£	£
Stocks	38,613	105,977
Raw materials and consumables	30,804	44,394
Work in progress	139,022	135,644
Finished goods and goods for resale	1,497	2,648
Fish stock	17,229	18,983
	227,165	307,646

6 Debtors

	2017	2016
Amounts falling due within one year:	£	£
Trade debtors	87,430	9,400
Other debtors	62,238	64,887
	149,668	74,287

7 Creditors: amounts falling due within one year

	2017	2016
	£	£
Bank loans and overdrafts	239,828	247,826
Trade creditors	65,352	65,515
Corporation tax	15,747	22,892
Other creditors	194,021	206,488
	514,948	542,721

Included in the bank loans and overdraft figure above are overdrafts with National Westminster Bank plc of £239,828 (2016: £247,826) secured on a guarantee from Sarah Scrope, a director of the company, for up to £556,000.

Included within other creditors are unsecured, interest free loans of £38,400 (2016: £33,414) from directors and shareholders.

8 Called up share capital

	2017	2016
	£	£
Ordinary share capital		
Issued and fully paid		
42,491 ordinary shares of £1 each	42,491	42,491

9 Revaluation reserve

	2017	2016
	£	£
At beginning of year	879,705	861,029
Deferred tax on revaluation of tangible assets	15,072	18,676
At end of year	894,777	879,705

The revaluation reserve includes all fair value gains and losses recognised on investment properties, net of deferred tax.

10 Profit and loss reserves

	2017	2016
	£	£
At the beginning of the year	1,508,640	1,400,034
Profit for the year	68,027	127,282
Dividends	(38,400)	-
Transfer deferred tax to revaluation reserve	(15,072)	(18,676)
At the end of the year	1,523,195	1,508,640

11 Related party transactions

Transactions with related parties

The Chilton Estate, a sole trade of Sarah Scrope, was paid a management fee of £79,596 (2016: £75,387).

In addition the Chilton Estate recharged £73,202 (2016: £82,527) of expenses to the company and the company made £43,324 (2016: £15,057) of recharges to the Estate.

At the year end £37,105 (2016: £27,998) was outstanding in recharges and management fees to Chilton Estate.

As at the year end, the company owed Sarah Scrope an unsecured, interest free loan of £38,400 (2016: £33,414) repayable on demand.

All the transactions were carried out at arms length.

12 Reconciliations on adoption of FRS 102

Reconciliation of equity

	Notes	1 April 2015 £	31 March 2016 £
Equity as reported under previous UK GAAP		4,357,385	4,465,991
Adjustments arising from transition to FRS 102:			
Deferred taxation on revaluation of investment properties	1	(150,298)	(131,622)
Equity reported under FRS 102		4,207,087	4,334,369

Reconciliation of profit for the financial period

	Notes	2016 £
Profit as reported under previous UK GAAP		108,606
Adjustments arising from transition to FRS 102:		
Deferred taxation on revaluation of investment properties	1	18,676
Profit reported under FRS 102		127,282

Notes to reconciliations on adoption of FRS 102

1) Deferred taxation

Under FRS 102, deferred tax on the fair value of investment properties has been recognised on the balance sheet.