

Company Registration No. 05317618 (England and Wales)

**HOP FARM REAL ESTATE LIMITED**

**ABBREVIATED ACCOUNTS**

**FOR THE PERIOD ENDED  
31 DECEMBER 2005**

WEDNESDAY



\*A026ELBS\*

A14

13/12/2006

386

COMPANIES HOUSE

**HOP FARM REAL ESTATE LIMITED**

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# HOP FARM REAL ESTATE LIMITED

## INDEPENDENT AUDITORS' REPORT TO HOP FARM REAL ESTATE LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

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We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Hop Farm Real Estate Limited for the period ended 31 December 2005 prepared under section 226 of the Companies Act 1985.

This report is made solely to the company in accordance with Section 247B of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company those matters we are required to state to them in an auditor's report on abbreviated accounts and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of directors and auditors**

The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

### **Basis of audit opinion**

We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

### **Opinion**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.



Creaseys LLP

Chartered Accountants  
Registered Auditor



Chartered Accountants and Registered Auditors  
12 Lonsdale Gardens  
Tunbridge Wells  
Kent  
TN1 1PA

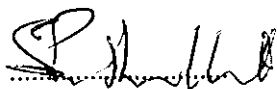
# HOP FARM REAL ESTATE LIMITED

## ABBREVIATED BALANCE SHEET AS AT 31 DECEMBER 2005

|                                                                | Notes | 2005<br>£ | £           |
|----------------------------------------------------------------|-------|-----------|-------------|
| <b>Fixed assets</b>                                            |       |           |             |
| Tangible assets                                                | 2     |           | 6,962,520   |
| <b>Current assets</b>                                          |       |           |             |
| Cash at bank and in hand                                       |       | 1,148     |             |
| <b>Creditors: amounts falling due within one year</b>          | 3     | (543,848) |             |
| <b>Net current liabilities</b>                                 |       |           | (542,700)   |
| <b>Total assets less current liabilities</b>                   |       |           | 6,419,820   |
| <b>Creditors: amounts falling due after more than one year</b> |       |           | (1,247,607) |
|                                                                |       |           | 5,172,213   |
| <b>Capital and reserves</b>                                    |       |           |             |
| Called up share capital                                        | 4     |           | 400         |
| Share premium account                                          |       |           | 4,084,773   |
| Revaluation reserve                                            |       |           | 900,000     |
| Profit and loss account                                        |       |           | 187,040     |
| <b>Shareholders' funds</b>                                     |       |           | 5,172,213   |

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the Board on 5/12/06  
*W.S. for*



S.P. Hume-Kendall  
Director

# HOP FARM REAL ESTATE LIMITED

## NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2005

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### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005).

#### 1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### 1.3 Turnover

Turnover represents rents receivable from properties.

#### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

|                                 |                      |
|---------------------------------|----------------------|
| Country park land and buildings | 2% per annum at cost |
|---------------------------------|----------------------|

Investment properties are included in the balance sheet at their open market value. Depreciation is not provided on those properties as the company owns the freehold for each.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005), it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

# HOP FARM REAL ESTATE LIMITED

## NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2005

### 2 Fixed assets

|                          | <b>Tangible<br/>assets<br/>£</b> |
|--------------------------|----------------------------------|
| <b>Cost or valuation</b> |                                  |
| At 20 December 2004      | -                                |
| Additions                | 6,070,870                        |
| Revaluation              | 900,000                          |
|                          | <hr/>                            |
| At 31 December 2005      | 6,970,870                        |
|                          | <hr/>                            |
| <b>Depreciation</b>      |                                  |
| At 20 December 2004      | -                                |
| Charge for the period    | 8,350                            |
|                          | <hr/>                            |
| At 31 December 2005      | 8,350                            |
|                          | <hr/>                            |
| <b>Net book value</b>    |                                  |
| At 31 December 2005      | 6,962,520                        |
|                          | <hr/> <hr/>                      |

### 3 Creditors: amounts falling due within one year

The bank loan included in creditors of £1,247,607, is secured by way of a legal mortgage by HSBC Bank Plc against the freehold property on the Lily Hoo site and The Hop Farm Country Club. HSBC Bank Plc also hold a fixed and floating charge over the undertaking and all its assets present and future.

### 4 Share capital

|                                  | <b>2005<br/>£</b> |
|----------------------------------|-------------------|
| <b>Authorised</b>                |                   |
| 1,000 Ordinary shares of £1 each | 1,000             |
|                                  | <hr/> <hr/>       |

### 5 Ultimate parent company

The ultimate controlling entity is Kent Attractions LLP, a partnership incorporated in England & Wales.