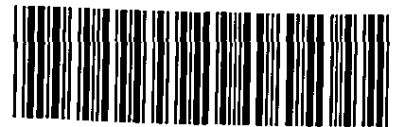


Company Registration No. 05317618 (England and Wales)

HOP FARM REAL ESTATE LTD
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2007

TUESDAY



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COMPANIES HOUSE

HOP FARM REAL ESTATE LTD

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HOP FARM REAL ESTATE LTD

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

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Hop Farm Real Estate Ltd for the year ended 31 December 2007 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 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 work, for this report, or for the opinions we have formed.

Respective responsibilities of the director and auditors

The director is 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 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.



McPherson & Partners LLP

26/1/09

Chartered Accountants

Registered Auditor

23 St Leonards Road
Bexhill-on-Sea
East Sussex
TN40 1HH

HOP FARM REAL ESTATE LTD

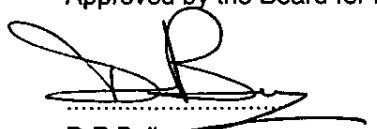
ABBREVIATED BALANCE SHEET

AS AT 31 DECEMBER 2007

	Notes	2007 £	£	2006 £	£
Fixed assets					
Tangible assets	2	11,750,000		11,843,931	
Investments	2	403		400	
		<u>11,750,403</u>		<u>11,844,331</u>	
Current assets					
Debtors		4,175,228		-	
		<u>4,175,228</u>		<u>-</u>	
Creditors: amounts falling due within one year	3	(316,735)		(87,086)	
Net current assets/(liabilities)		<u>3,858,493</u>		<u>(87,086)</u>	
Total assets less current liabilities		<u>15,608,896</u>		<u>11,757,245</u>	
Creditors: amounts falling due after more than one year		(6,757,248)		(2,263,639)	
		<u>8,851,648</u>		<u>9,493,606</u>	
Capital and reserves					
Called up share capital	4	400		400	
Revaluation reserve		5,182,895		5,316,826	
Other reserves		4,084,773		4,084,773	
Profit and loss account		(416,420)		91,607	
Shareholders' funds		<u>8,851,648</u>		<u>9,493,606</u>	

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

Approved by the Board for issue on 22.1.09


D P Bull
Director

HOP FARM REAL ESTATE LTD

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2007

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 2007).

1.2 Turnover

Turnover represents rents receivable from properties. Rent received is recognised for the period for which it is receivable.

1.3 Tangible fixed assets and depreciation

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

Country park land and buildings	2% per annum at cost
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Investment properties are included in the balance sheet at their open market value.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007), 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 director 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.

1.4 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.5 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 248 of the Companies Act 1985 not to prepare group accounts.

HOP FARM REAL ESTATE LTD

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2007

2 Fixed assets

	Tangible assets £	Investments £	Total £
Cost or valuation			
At 1 January 2007	11,860,631	400	11,861,031
Additions	40,000	3	40,003
Revaluation	(150,631)	-	(150,631)
At 31 December 2007	11,750,000	403	11,750,403
Depreciation			
At 1 January 2007	16,700	-	16,700
Revaluation	(16,700)	-	(16,700)
At 1 January 2007 & at 31 December 2007	-	-	-
Net book value			
At 31 December 2007	11,750,000	403	11,750,403
At 31 December 2006	11,843,931	400	11,844,331

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
Subsidiary undertakings			
Hop Farm Trading Ltd	UK	Ordinary	100.00
Kent & Sussex Attractions Ltd	UK	Ordinary	100.00
The Hop Farm Ltd	UK	Ordinary	100.00

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

		Capital and reserves 2007 £	Profit/(loss) for the year 2007 £
	Principal activity		
Hop Farm Trading Ltd	Running of a country park	(940,407)	(1,430,854)
Kent & Sussex Attractions Ltd	Letting of own property	(137,440)	(137,442)
The Hop Farm Ltd	Dormant company	1	-

HOP FARM REAL ESTATE LTD

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2007

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £94,669 (2006 - £849).

4 Share capital	2007 £	2006 £
Authorised		
1,000 Ordinary of £1 each	1,000	1,000
Allotted, called up and fully paid		
400 Ordinary of £1 each	400	400