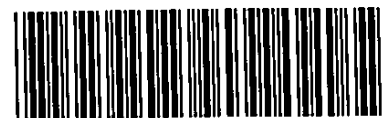


Company Registration No 05317618 (England and Wales)

HOP FARM REAL ESTATE LIMITED
DIRECTORS REPORT AND CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2011

THURSDAY



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COMPANIES HOUSE

HOP FARM REAL ESTATE LIMITED

DIRECTORS AND ADVISERS

Directors	Mr J R Elton	(Appointed 11 June 2012)
	Mr D J McGivern	(Appointed 11 June 2012)
	Mr G M L Gillon	(Appointed 11 June 2012)
Secretary	Mr M Dunbar	
Company number	05317618	
Registered office	23 St Leonards Road Bexhill-on-Sea East Sussex TN40 1HH	
Registered auditors	McPhersons CFG Limited 23 St Leonards Road Bexhill-on-Sea East Sussex TN40 1HH	
Business address	The Hop Farm Country Park Beltring Paddock Wood Kent TN12 6PY	
Bankers	Coutts & Co 440 Strand London WC2R 0QS	

HOP FARM REAL ESTATE LIMITED

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HOP FARM REAL ESTATE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2011

The directors present their report and financial statements for the year ended 31 December 2011

Principal activities and review of the business

The principal activity of the company continued to be that of the running of a country park

The directors aim to present a balanced and comprehensive review of the development and performance of our business during the year and its position at the year end. The directors review is consistent with the size and non-complex nature of the business and is written in the context of the risks and uncertainties we face.

The company continues to operate a themed leisure and country park, there are no immediate risks or uncertainties, the company continues to invest in the site which negates the operating risks.

The directors consider the key financial performance indicators to be those that communicate the financial performance and strength of the Group as a whole, these being turnover, gross profit percentage and net assets. The Group's turnover has decreased 9.1% to £2,592,074 (2010: £2,853,639), however the gross profit percentage achieved was 37.2% (2010: 26.4%) the increase being realised after a significant review and planned further reduction of running costs. The net assets of the Group were £(4,362,854) (2010: £(3,175,753)). The results for the year and the financial position at the year end were considered in line with expectations by the directors in the light of the current restructuring of the business activities and anticipated growth in the foreseeable future. Trading to date for 2012 and forecasts show that the business is heading towards profitability in the foreseeable future.

The company continues to face competition from other attractions in the surrounding area and the directors are aware of the need to invest in and respond to changes in expectations. Significant capital has been invested into the site and 'The Hop Farm' is now one of the largest and most popular attractions in Kent. Many large events are held each year and negotiations are ongoing to bring ever more high profile and exciting events to The Hop Farm. As a result of substantial recent investment and reorganisation the directors firmly believe that the group is well placed to achieve a substantial improvement in its financial performance within the next two years.

Results and dividends

The consolidated profit and loss account for the year is set out on page 5.

The directors recommend that no dividend be paid for the year.

Future developments

The directors continue to review opportunities for future development and will expand the business as and when such opportunities will arise. Significant expenditure has been made in improving the site over the past four years and continued investment is planned into the foreseeable future.

Directors

The following directors have held office since 1 January 2011.

Ms T J Bull	(Resigned 20 June 2012)
Mrs D M Bull	(Resigned 20 June 2012)
Mr J R Elton	(Appointed 11 June 2012)
Mr D J McGivern	(Appointed 11 June 2012)
Mr G M L Gillon	(Appointed 11 June 2012)
Mr D P Bull	(Resigned 15 February 2011)

HOP FARM REAL ESTATE LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2011

	2011	2010
	£	£
During the year the group made the following payments		
Charitable donations	-	5,250

Auditors

In accordance with the company's articles, a resolution proposing that McPhersons CFG Limited be reappointed as auditors of the company will be put at a General Meeting

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the group and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the group's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the group's auditors are aware of that information.

On behalf of the board



Mr J R Elton

Director

25.09.11

HOP FARM REAL ESTATE LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF HOP FARM REAL ESTATE LIMITED

We have audited the group and parent company financial statements of Hop Farm Real Estate Limited for the year ended 31 December 2011 set out on pages 5 to 23. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report 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 and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on pages 1 - 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board, except that the scope of our work was limited as explained below.

An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's and the group's circumstances, consistently applied and adequately disclosed. In addition, we read all the financial and non financial information in the directors report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

We planned our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. However, the evidence available to us was limited because the company had not maintained a sufficiently detailed record of capital expenditure to allow us to confirm the existence and title of tangible fixed assets.

In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

HOP FARM REAL ESTATE LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF HOP FARM REAL ESTATE LIMITED

Basis for qualified opinion on financial statements

With respect to tangible fixed assets having a net book value of £3,387,731, the audit evidence available to us was limited as detailed above. Owing to the nature of the company's records, we were unable to obtain sufficient appropriate audit evidence regarding existence and title of the assets by using other audit procedures.

Qualified opinion on financial statements arising from limitation in audit scope

In our opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion paragraph the financial statements

- give a true and fair view of the state of the group's and parent company's affairs as at 31 December 2011 and of the group's loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements

Matters on which we are required to report by exception

In respect solely of the limitation on our work relating to fixed assets referred to above

- we have not obtained all the information and explanations that we considered necessary for the purpose of our audit, and
- we were unable to determine whether adequate accounting records had been maintained

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- returns adequate for our audit have not been received from branches not visited by us, or
- the parent company financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made

Mr Mark Finch ACA FCCA (Senior Statutory Auditor)
for and on behalf of McPhersons CFG Limited

26/9/12

Chartered Accountants
Statutory Auditor

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

HOP FARM REAL ESTATE LIMITED

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2011

	Notes	2011 £	2010 £
Turnover	2	2,592,074	2,853,639
Cost of sales		(1,629,038)	(2,098,956)
Gross profit		963,036	754,683
Administrative expenses		(1,982,833)	(2,067,194)
Operating loss	3	(1,019,797)	(1,312,511)
Loss on revaluation of freehold property		-	(154,709)
Impairment of fixtures & fittings		(126,275)	-
Loss on ordinary activities before interest		(1,146,072)	(1,467,220)
Other interest receivable and similar income		-	80
Interest payable and similar charges	4	(177,802)	(181,812)
Loss on ordinary activities before taxation	3	(1,323,874)	(1,648,952)
Tax on loss on ordinary activities	5	-	-
Loss on ordinary activities after taxation		(1,323,874)	(1,648,952)

The profit and loss account has been prepared on the basis that all operations are continuing operations

HOP FARM REAL ESTATE LIMITED

STATEMENT OF RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 31 DECEMBER 2011

	2011 £	2010 £
Loss for the financial year	(1,323,874)	(1,648,952)
Unrealised deficit on revaluation of properties	-	(5,247,064)
Total recognised gains and losses relating to the year	(1,323,874)	(6,896,016)
Prior year adjustment	-	(451,376)
Total gains and losses recognised since last financial statements	(1,323,874)	(7,347,392)

HOP FARM REAL ESTATE LIMITED

BALANCE SHEETS

AS AT 31 DECEMBER 2011

	Notes	Group 2011 £	2010 £	Company 2011 £	2010 £
Fixed assets					
Tangible assets	7 and 8	9,719,564	10,066,698	6,331,833	6,148,227
Investments	9	-	-	1	1
		<u>9,719,564</u>	<u>10,066,698</u>	<u>6,331,834</u>	<u>6,148,228</u>
Current assets					
Stocks	10	39,256	36,906	-	-
Debtors	11	412,709	364,730	2,805,829	2,977,853
Cash at bank and in hand		29,193	36,189	-	-
		<u>481,158</u>	<u>437,825</u>	<u>2,805,829</u>	<u>2,977,853</u>
Creditors: amounts falling due within one year	12	(4,569,201)	(8,991,301)	(3,936,446)	(6,782,613)
Net current liabilities		<u>(4,088,043)</u>	<u>(8,553,476)</u>	<u>(1,130,617)</u>	<u>(3,804,760)</u>
Total assets less current liabilities		5,631,521	1,513,222	5,201,217	2,343,468
Creditors amounts falling due after more than one year	13	(9,994,375)	(4,688,975)	(2,846,000)	(96,000)
		<u>(4,362,854)</u>	<u>(3,175,753)</u>	<u>2,355,217</u>	<u>2,247,468</u>
Capital and reserves					
Called up share capital	15	400	400	400	400
Share premium account	16	357,947	357,947	-	-
Revaluation reserve	16	(127,396)	(264,169)	(127,396)	(264,169)
Other reserves	16	3,584,773	3,584,773	3,584,773	3,584,773
Profit and loss account	16	(8,178,578)	(6,854,704)	(1,102,560)	(1,073,536)
Shareholders' funds	17	<u>(4,362,854)</u>	<u>(3,175,753)</u>	<u>2,355,217</u>	<u>2,247,468</u>

Approved by the Board and authorised for issue on 25.09.12



Mr J R Elton
Director

Company Registration No. 05317618

HOP FARM REAL ESTATE LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2011

	£	2011 £	£	2010 £
Net cash outflow from operating activities		(446,243)		(717,056)
Returns on investments and servicing of finance				
Interest received	-		80	
Interest paid	(177,661)		(181,242)	
Net cash outflow for returns on investments and servicing of finance		(177,661)		(181,162)
Capital expenditure				
Payments to acquire tangible assets	(229,376)		(241,113)	
Receipts from sales of tangible assets	53,500		87,527	
Net cash outflow for capital expenditure		(175,876)		(153,586)
Net cash outflow before management of liquid resources and financing		(799,780)		(1,051,804)
Financing				
Other new long term loans	5,305,400		1,038,848	
Repayment of other short term loans	(2,850,000)		-	
Capital element of hire purchase contracts	(5,765)		(7,306)	
Net cash inflow from financing		2,449,635		1,031,542
Increase/(decrease) in cash in the year		1,649,855		(20,262)

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2011

1	Reconciliation of operating loss to net cash outflow from operating activities	2011		2010	
		£		£	
	Operating loss	(1,019,797)		(1,312,511)	
	Depreciation of tangible assets	411,021		452,587	
	(Loss)/profit on disposal of tangible assets	122,487		(4,955)	
	(Increase)/decrease in stocks	(2,350)		2,219	
	(Increase)/decrease in debtors	(47,979)		151,217	
	Increase/(decrease) in creditors within one year	90,375		(5,613)	
	Net cash outflow from operating activities	(446,243)		(717,056)	
2	Analysis of net debt	1 January 2011	Cash flow	Other non-cash changes	31 December 2011
		£	£	£	£
	Net cash				
	Cash at bank and in hand	36,189	(6,996)	-	29,193
	Bank overdrafts	(1,999,289)	1,656,851	-	(342,438)
		<u>(1,963,100)</u>	<u>1,649,855</u>	<u>-</u>	<u>(313,245)</u>
	Finance leases	(5,765)	5,765	-	-
	Debts falling due within one year	(6,600,000)	2,850,000	-	(3,750,000)
	Debts falling due after one year	(4,688,975)	(5,305,400)	-	(9,994,375)
		<u>(11,294,740)</u>	<u>(2,449,635)</u>	<u>-</u>	<u>(13,744,375)</u>
	Net debt	(13,257,840)	(799,780)	-	(14,057,620)
3	Reconciliation of net cash flow to movement in net debt	2011		2010	
		£		£	
	Increase/(decrease) in cash in the year	1,649,855		(20,262)	
	Cash inflow from increase in debt	(2,449,635)		(1,031,542)	
	Movement in net debt in the year	(799,780)		(1,051,804)	
	Opening net debt	(13,257,840)		(12,206,036)	
	Closing net debt	(14,057,620)		(13,257,840)	

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

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

The Group incurred a loss for the year of £1,323,874 (2010 £1,648,952) Cumulative trading losses at the balance sheet date amounted to £8,178,578 The loss for the year was expected by the directors The directors have budgeted a much improved cash position for the year ended 31 December 2012 and expect to become profitable soon thereafter

Significant investment has been made by the Group in its trading assets over the last four years The directors are confident that this investment will enable the Group to achieve profitability as stated above

The Group has also undergone a recent restructuring of its bank financing and maintains a good relationship with its bankers

In the short and medium term the ability of the Group to continue to trade is dependent upon the continued support of the Groups bankers, and of the former director and controlling party, Mr D P Bull, who has indicated that his support will continue to be forthcoming The directors are therefore satisfied that the going concern basis remains appropriate and the financial statements have been prepared on this basis

1.2 Basis of consolidation

The consolidated profit and loss account and balance sheet include the financial statements of the company and its subsidiary undertakings made up to 31 December 2011 The results of subsidiaries sold or acquired are included in the profit and loss account up to, or from the date control passes Intra-group sales and profits are eliminated fully on consolidation

1.3 Turnover

Turnover represents customer receipts from admissions, concessions, catering and corporate hospitality and events, plus rental income from land and property, net of VAT Uninvoiced work undertaken for customers at the year end is accrued at full retail value

1.4 Goodwill

Acquired goodwill is written off in equal annual instalments over its estimated useful economic life

1.5 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

Land and buildings Freehold	see below
Land and buildings Leasehold	35 years straight line
Plant and machinery	15% reducing balance
Livestock	15% reducing balance
Fixtures, fittings & equipment	15% straight line
Motor vehicles	25% reducing balance

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

1 Accounting policies

(continued)

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 2006 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.

In the opinion of the directors the net residual value of the company's freehold land and buildings is at least equal to the valuation shown in the financial statements, taking into account the level of maintenance and refurbishment that the company intends to undertake over the useful economic life of the property. No depreciation has therefore been provided on freehold land and buildings, on the grounds that any depreciation would be immaterial.

1.6 Leasing and hire purchase commitments

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.7 Investments

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

1.8 Stock

Stock is valued at the lower of cost and net realisable value.

1.9 Pensions

The Group operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

1.10 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

2 Turnover

The total turnover of the group for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

3 Operating loss	2011	2010
	£	£
Operating loss is stated after charging		
Depreciation of tangible assets	411,021	452,587
Loss on disposal of tangible assets	122,487	-
Operating lease rentals	200,250	83,751
Fees payable to the group's auditor for the audit of the group's annual accounts (company £2,500, 2010 £3,700)	10,500	15,700
and after crediting		
Profit on disposal of tangible assets	-	(4,955)

4 Interest payable	2011	2010
	£	£
On bank loans and overdrafts	20,240	48,698
On other loans wholly repayable within five years	157,421	132,544
Hire purchase interest	141	570
	<u>177,802</u>	<u>181,812</u>

5 Taxation	2011	2010
Total current tax	<u>-</u>	<u>-</u>

Factors affecting the tax charge for the year

Loss on ordinary activities before taxation	<u>(1,323,874)</u>	<u>(1,648,952)</u>
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Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 0.00% (2010 - 0.00%)

- -

Current tax charge for the year

- -

The company has estimated losses of £ 6,971,783 (2010 - £ 5,952,871) available for carry forward against future trading profits

Based on these accounts there is no tax liability for the current or previous year

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

6 (Loss)/profit for the financial year

As permitted by section 408 Companies Act 2006, the holding company's profit and loss account has not been included in these financial statements. The parent company's profit for the financial year was

	2011	2010
	£	£
Holding company's (loss)/profit for the financial year	(29,024)	93,026

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

7 Tangible fixed assets

Group

	Land and buildings Freehold £	Land and buildings Leasehold £	Plant and machinery £	Fixtures, fittings & equipment £	Motor vehicles £	Total £
Cost or valuation						
At 1 January 2011	5,282,486	2,703,467	690,277	1,967,895	33,293	10,677,418
Additions	-	70,467	33,735	76,691	1,650	182,543
Revaluation	117,514	-	-	-	-	117,514
Disposals	-	-	-	(279,204)	-	(279,204)
At 31 December 2011	5,400,000	2,773,934	724,012	1,765,382	34,943	10,698,271
Depreciation						
At 1 January 2011	-	261,769	273,116	919,233	22,343	1,476,461
On disposals	-	-	-	(103,217)	-	(103,217)
Charge for the year	-	76,420	67,635	390,091	3,150	537,296
At 31 December 2011	-	338,189	340,751	1,206,107	25,493	1,910,540
Net book value						
At 31 December 2011	5,400,000	2,435,745	383,261	559,275	9,450	8,787,731
At 31 December 2010	5,282,486	2,441,698	417,162	1,048,662	10,949	9,200,957

Comparable historical cost for the land and buildings included at valuation

Cost

At 1 January 2011 & at 31 December 2011 5,453,895

Depreciation based on cost

At 1 January 2011 -

Charge for the year -

At 31 December 2011 -

Net book value

At 31 December 2011 5,453,895

At 31 December 2010 5,453,895

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

Included above are assets held under finance leases or hire purchase contracts as follows

	Plant and machinery	Fixtures, fittings & equipment	Motor vehicles	Total
	£	£	£	£
Net book values				
At 31 December 2011	-	-	-	-
At 31 December 2010	18,724	-	2,799	21,523
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Depreciation charge for the year				
31 December 2011	-	-	-	-
31 December 2010	3,304	-	933	4,237
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

Tangible fixed assets

Company

	Country park land and buildings £
Cost or valuation	
At 1 January 2011	5,282,486
Revaluation	117,514
	<u> </u>
At 31 December 2011	5,400,000
	<u> </u>
Depreciation	
At 1 January 2011 & at 31 December 2011	-
	<u> </u>
Net book value	
At 31 December 2011	5,400,000
	<u> </u>
At 31 December 2010	5,282,486
	<u> </u>

The freehold land and buildings were valued on 17th August 2011 by an external valuer, Liz Crawford MRICS, of GVA Humberts Leisure on an open market basis

Comparable historical cost for the land and buildings included at valuation:

	£
Cost	
At 1 January 2011 & at 31 December 2011	5,453,895
	<u> </u>
Depreciation based on cost	
At 1 January 2011	-
Charge for the year	-
	<u> </u>
At 31 December 2011	-
	<u> </u>
Net book value	
At 31 December 2011	5,453,895
	<u> </u>
At 31 December 2010	5,453,895
	<u> </u>

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

8 Tangible fixed assets		
Investment properties	Group	Company
	£	£
Cost or valuation		
At 1 January 2011	865,741	865,741
Additions	46,833	46,833
Revaluation	19,259	19,259
At 31 December 2011	931,833	931,833
Depreciation		
At 1 January 2011 & at 31 December 2011	-	-
Net book value		
At 31 December 2011	931,833	931,833
At 31 December 2010	865,741	865,741

The investment properties were valued on 17th August 2011 by an external valuer, Liz Crawford MRICS, of GVA Humberts Leisure on an open market basis No depreciation is provided in respect of these properties

On a historical cost basis these would have been included at an original cost of £1,176,743 (2010 £1,129,910)

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

9 Fixed asset investments

Company

	Unlisted investments £
Cost or valuation	
At 1 January 2011 & at 31 December 2011	1
Net book value	
At 31 December 2011	1
At 31 December 2010	1

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
The Hop Farm Ltd	UK	Ordinary	100

The principal activity of these undertakings for the last relevant financial year was as follows

	Principal activity
Hop Farm Trading Ltd	Running of a country park
The Hop Farm Ltd	Dormant company

10 Stocks

	Group 2011 £	2010 £	Company 2011 £	2010 £
Finished goods and goods for resale	39,256	36,906	-	-

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2011

11 Debtors

	Group 2011 £	2010 £	Company 2011 £	2010 £
Trade debtors	86,827	69,173	-	-
Amounts owed by group undertakings	-	-	2,805,829	2,977,853
Other debtors	266,239	290,358	-	-
Prepayments and accrued income	59,643	5,199	-	-
	<u>412,709</u>	<u>364,730</u>	<u>2,805,829</u>	<u>2,977,853</u>

12 Creditors amounts falling due within one year

	Group 2011 £	2010 £	Company 2011 £	2010 £
Bank loans and overdrafts	4,092,438	8,599,289	3,787,825	6,633,992
Net obligations under finance lease and hire purchase contracts	-	5,765	-	-
Trade creditors	118,934	36,981	-	-
Taxes and social security costs	43,770	4,299	-	-
Other creditors	89,814	85,371	38,521	38,521
Accruals and deferred income	224,245	259,596	110,100	110,100
	<u>4,569,201</u>	<u>8,991,301</u>	<u>3,936,446</u>	<u>6,782,613</u>

The bank loan is secured by way of a debenture over the company's assets and a legal charge over the land adjacent to Hop Farm Country Park, in addition there is a cross guarantee from the subsidiary company Hop Farm Trading Limited

Net obligations under finance leases and hire purchase contracts

Repayable within one year	-	5,765	-	-
Finance charges and interest allocated to future accounting periods	-	-	-	-
	<u>-</u>	<u>5,765</u>	<u>-</u>	<u>-</u>

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

13 Creditors : amounts falling due after more than one year

	Group 2011 £	2010 £	Company 2011 £	2010 £
Other loans	<u>9,994,375</u>	<u>4,688,975</u>	<u>2,846,000</u>	<u>96,000</u>
Analysis of loans				
Wholly repayable within five years	13,744,375	11,288,975	6,596,000	6,696,000
Included in current liabilities	<u>(3,750,000)</u>	<u>(6,600,000)</u>	<u>(3,750,000)</u>	<u>(6,600,000)</u>
	<u>9,994,375</u>	<u>4,688,975</u>	<u>2,846,000</u>	<u>96,000</u>
Loan maturity analysis				
In more than one year but not more than two years	<u>9,994,375</u>	<u>4,688,975</u>	<u>2,846,000</u>	<u>96,000</u>

14 Pension and other post-retirement benefit commitments

Defined contribution

	2011 £	2010 £
Contributions payable by the group for the year	<u>-</u>	<u>600</u>

15 Share capital

	2011 £	2010 £
Allotted, called up and fully paid		
400 Ordinary of £1 each	<u>400</u>	<u>400</u>

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

16 Statement of movements on reserves Group

	Share premium account £	Revaluation reserve £	Other reserves (see below) £	Profit and loss account £
Balance at 1 January 2011	357,947	(264,169)	3,584,773	(6,854,704)
Loss for the year	-	-	-	(1,323,874)
Revaluation during the year	-	136,773	-	-
Balance at 31 December 2011	<u>357,947</u>	<u>(127,396)</u>	<u>3,584,773</u>	<u>(8,178,578)</u>

Other reserves

Capital redemption reserve

Balance at 1 January 2011 & at 31 December 2011 3,584,773

Company

	Revaluation reserve £	Other reserves (see below) £	Profit and loss account £
Balance at 1 January 2011	(264,169)	3,584,773	(1,073,536)
Loss for the year	-	-	(29,024)
Revaluation during the year	136,773	-	-
Balance at 31 December 2011	<u>(127,396)</u>	<u>3,584,773</u>	<u>(1,102,560)</u>

Other reserves

Capital redemption reserve

Balance at 1 January 2011 & at 31 December 2011 3,584,773

Other reserves arose on the demerger on 28 February 2005 of the property and trading operations of The Hop Farm Limited. The property operations were transferred into this company. The difference between the fair value of the assets transferred and the new share capital issued, under merger accounting, is shown as a movement on other reserves.

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2011

17 Reconciliation of movements in shareholders' funds	2011	2010
Group	£	£
Loss for the financial year	(1,323,874)	(1,648,952)
Other recognised gains and losses	136,773	(5,247,064)
Net depletion in shareholders' funds	(1,187,101)	(6,896,016)
Opening shareholders' funds	(3,175,753)	3,720,263
Closing shareholders' funds	(4,362,854)	(3,175,753)

Company	2011	2010
	£	£
(Loss)/Profit for the financial year	(29,024)	93,026
Other recognised gains and losses	136,773	(5,247,064)
Net addition to/(depletion in) shareholders' funds	107,749	(5,154,038)
Opening shareholders' funds	2,247,468	7,401,506
Closing shareholders' funds	2,355,217	2,247,468

18 Employees

Number of employees

The average monthly number of employees (including directors) during the year was

	2011	2010
	Number	Number
Permanent staff	32	41
Casual staff	97	61
	129	102

Employment costs	2011	2010
	£	£
Wages and salaries	932,642	1,083,320
Social security costs	67,983	75,026
Other pension costs	-	600
	1,000,625	1,158,946

HOP FARM REAL ESTATE LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 DECEMBER 2011**

19 Related party relationships and transactions

Group

During the year the group was charged exhibit rental of £26,250 (2010 £83,751) by Yesterday's World Ltd, a company controlled by the directors at the balance sheet date

At the balance sheet date £224,894 (2010 £205,435) was due from Yesterday's World Ltd, a company controlled by the directors

At the balance sheet date £9,994,375 (2010 £4,688,975) was owed to Mr D P Bull, a former director

Company

During the year the company charged rent of £174,000 (2010 £400,000) to Hop Farm Trading Ltd, a subsidiary undertaking

At the balance sheet date £2,805,829 (2010 £2,977,853) was due from Hop Farm Trading Ltd

At the balance sheet date £38,521 (2010 £38,521) was owed to Yesterday's World Ltd, a company controlled by the directors at the balance sheet date

At the balance sheet date £2,846,000 (2010 £96,000) was owed to Mr D P Bull, a former director