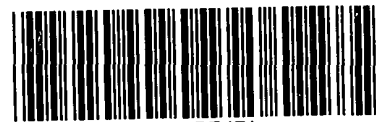


Company Registration No. 05317618 (England and Wales)

HOP FARM REAL ESTATE LTD
UNAUDITED ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2016

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HOP FARM REAL ESTATE LTD

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HOP FARM REAL ESTATE LTD

ABBREVIATED BALANCE SHEET

AS AT 31 JANUARY 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	2	6,284,001		6,300,349	
Investments	2	100		100	
		<u>6,284,101</u>		<u>6,300,449</u>	
Current assets					
Debtors		141,730		134,846	
Cash at bank and in hand		-		182	
		<u>141,730</u>		<u>135,028</u>	
Creditors: amounts falling due within one year	3	<u>(6,978,375)</u>		<u>(1,844,373)</u>	
Net current liabilities		<u>(6,836,645)</u>		<u>(1,709,345)</u>	
Total assets less current liabilities		<u>(552,544)</u>		<u>4,591,104</u>	
Creditors: amounts falling due after more than one year	4	-		(5,124,208)	
		<u>(552,544)</u>		<u>(533,104)</u>	
Capital and reserves					
Called up share capital	5	400		400	
Revaluation reserve		(35,744)		(127,396)	
Other reserves		3,584,773		3,584,773	
Profit and loss account		<u>(4,101,973)</u>		<u>(3,990,881)</u>	
Shareholders' funds		<u>(552,544)</u>		<u>(533,104)</u>	

HOP FARM REAL ESTATE LTD

ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 31 JANUARY 2016

For the financial year ended 31 January 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- 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;
- The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

Approved by the Board for issue on 24.10.16.



Ms D M Bull
Director

Company Registration No. 05317618

HOP FARM REAL ESTATE LTD

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 JANUARY 2016

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 2015).

The company posted a loss for the year of £111,092 and cumulative trading losses at the balance sheet date amounted to £4,101,973. A loss position was expected by the directors but they are confident that the company will soon return to profitability. The company maintains a good relationship with its bankers and creditors.

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 director is therefore satisfied that it remains appropriate to prepare the financial statements on the going concern basis. The financial statements do not include any adjustments that would result from a withdrawal of the loan facility provided by the company's bankers.

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% straight line basis
---------------------------------	------------------------

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 Financial Reporting Standard for Smaller Entities (effective April 2008), 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 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 399 of the Companies Act 2006 not to prepare group accounts.

HOP FARM REAL ESTATE LTD

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2016

2 Fixed assets

	Tangible assets £	Investments £	Total £
Cost or valuation			
At 1 February 2015	6,408,349	100	6,408,449
Revaluation	91,652	-	91,652
At 31 January 2016	6,500,001	100	6,500,101
Depreciation			
At 1 February 2015	108,000	-	108,000
Charge for the period	108,000	-	108,000
At 31 January 2016	216,000	-	216,000
Net book value			
At 31 January 2016	6,284,001	100	6,284,101
At 31 January 2015	6,300,349	100	6,300,449

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			
Kent Entertainment Limited	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:

	Principal activity	Capital and reserves 2016 £	Profit/(loss) for the year 2016 £
Kent Entertainment Limited	Family entertainment venue	(939,136)	(152,984)

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £1,250,000 (2015 - £1,800,000).

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.

HOP FARM REAL ESTATE LTD

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2016

4	Creditors: amounts falling due after more than one year	2016	2015
		£	£
	Analysis of loans repayable in more than five years		
	Total not repayable by instalments and due in more than five years	-	5,124,208
		<u> </u>	<u> </u>
5	Share capital	2016	2015
		£	£
	Allotted, called up and fully paid		
	400 Ordinary shares of £1 each	400	400
		<u> </u>	<u> </u>