

HOP FARM REAL ESTATE LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2017
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HOP FARM REAL ESTATE LTD

COMPANY INFORMATION

Director	Ms D M Bull
Company number	05317618
Registered office	23 St Leonards Road Bexhill-on-Sea East Sussex TN40 1HH
Accountants	McPhersons CFG Limited 23 St Leonards Road Bexhill-on-Sea East Sussex TN40 1HH

HOP FARM REAL ESTATE LTD

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HOP FARM REAL ESTATE LTD

BALANCE SHEET

AS AT 31 JANUARY 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	2	5,090,962		5,184,000	
Investment properties	3	1,100,000		1,100,000	
Investments	4	100		100	
		6,191,062		6,284,100	
Current assets					
Debtors	6	140,465		141,730	
Cash at bank and in hand		116,701		-	
		257,166		141,730	
Creditors: amounts falling due within one year	7	(7,129,054)		(6,978,375)	
Net current liabilities		(6,871,888)		(6,836,645)	
Total assets less current liabilities		(680,826)		(552,545)	
Capital and reserves					
Called up share capital	8	400		400	
Revaluation reserve	9	-		(35,745)	
Other reserves		3,584,773		3,584,773	
Profit and loss reserves		(4,265,999)		(4,101,973)	
Total equity		(680,826)		(552,545)	

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

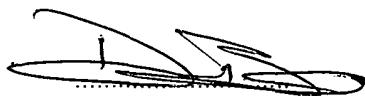
For the financial year ended 31 January 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The director acknowledges her 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.

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 and signed by the director and authorised for issue on 31 May 17



Ms D M Bull
Director

HOP FARM REAL ESTATE LTD

BALANCE SHEET (CONTINUED)

AS AT 31 JANUARY 2017

Company Registration No. 05317618

HOP FARM REAL ESTATE LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2017

1 Accounting policies

Company information

Hop Farm Real Estate Ltd is a private company limited by shares incorporated in England and Wales. The registered office is 23 St Leonards Road, Bexhill-on-Sea, East Sussex, TN40 1HH.

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 £.

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 January 2017 are the first financial statements of Hop Farm Real Estate Ltd 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 February 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

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.

1.2 Going concern

The company posted a loss for the year of £164,026 and cumulative trading losses at the balance sheet date amounted to £4,265,999. 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.

1.3 Turnover

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

1.4 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.

HOP FARM REAL ESTATE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2017

1 Accounting policies

(Continued)

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:

Country park land and buildings	2% straight line basis
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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.

1.5 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. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.6 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). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) 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.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

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.

HOP FARM REAL ESTATE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2017

1 Accounting policies

(Continued)

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 balance sheet 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, 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.

HOP FARM REAL ESTATE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2017

2 Tangible fixed assets

	Land and buildings £
Cost	
At 1 February 2016	5,400,000
Additions	15,267
At 31 January 2017	5,415,267
Depreciation and impairment	
At 1 February 2016	216,000
Depreciation charged in the year	108,305
At 31 January 2017	324,305
Carrying amount	
At 31 January 2017	5,090,962
At 31 January 2016	5,184,000

3 Investment property

	2017 £
Fair value	
At 1 February 2016 and 31 January 2017	1,100,000

Investment property comprises Lilly Hoo Cottages . The fair value of the investment property has been arrived at on the basis of a valuation carried out by the director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

4 Fixed asset investments

	2017 £	2016 £
Investments	100	100

HOP FARM REAL ESTATE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2017

4 Fixed asset investments (Continued)

Movements in fixed asset investments

	Investments other than loans £
Cost or valuation	
At 1 February 2016 & 31 January 2017	100
Carrying amount	
At 31 January 2017	100
At 31 January 2016	100

5 Significant undertakings

The company also has significant holdings in undertakings which are not consolidated:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct Indirect
Kent Entertainment Limited	UK	Family Entertainment Park	Ordinary	100.00

The aggregate capital and reserves and the result for the year of significant undertakings noted above was as follows:

Name of undertaking	Profit/(Loss) £	Capital and Reserves £
Kent Entertainment Limited	68,010	(871,125)

6 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Amounts due from group undertakings	140,465	141,730

HOP FARM REAL ESTATE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2017

7 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	1,250,000	1,250,000
Other borrowings	5,833,207	5,683,207
Other creditors	38,521	38,521
Accruals and deferred income	7,326	6,647
	<u>7,129,054</u>	<u>6,978,375</u>

8 Called up share capital

	2017 £	2016 £
Ordinary share capital		
Issued and fully paid		
400 Ordinary shares of £1 each	<u>400</u>	<u>400</u>

9 Revaluation reserve

	2017 £	2016 £
At beginning of year	(35,745)	(127,396)
Revaluation surplus arising in the year	-	91,651
Other movements	<u>35,745</u>	<u>-</u>
At end of year	<u>-</u>	<u>(35,745)</u>

10 Related party transactions

During the year the company charged rent of £45,000 (2016: £65,000) to Kent Entertainment Limited, a subsidiary undertaking. At the balance sheet date £140,465 (2016: £141,730) was owed by Kent Entertainment Ltd.

At the balance sheet date £38,521 (2016: £38,521) was owed to Yesterday's World Ltd a company in which the director Ms D M Bull is also a director.

At the balance sheet date £5,833,207 (2016: £5,638,207) was owed to Mr D P Bull, the ultimate controlling party.

Mr D P Bull has provided a personal guarantee with respect to the loan of £1,500,00 and further agreed a deed of postponement & subordination in respect of £3,000,000 of the monies owed to him by the company

11 Ultimate Controlling Party

The ultimate controlling party is Mr D P Bull who owns 100% of the issued share capital