



Scott-Moncrieff
business advisers and accountants

BEARCROFT FARMS LIMITED

Company registration number SC039708

FILING FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

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BEARCROFT FARMS LIMITED

COMPANY INFORMATION

Directors	Mrs E Atkin Miss C Atkin Mrs M James
Company secretary	Mrs E Atkin
Registered number	SC039708
Registered office	Bearcroft Farm Holywood Dumfries DG2 0RJ
Principal place of business	Bearcroft Farm Holywood Dumfries DG2 0RJ
Accountants	Scott-Moncrieff Chartered Accountants 25 Bothwell Street Glasgow G2 6NL

BALANCE SHEET
AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	4	2,952,854	2,227,314
Investments	5	314	314
		<u>2,953,168</u>	<u>2,227,628</u>
Current assets			
Debtors: amounts falling due within one year	6	343,155	322,187
Cash at bank and in hand		163,186	338,794
		<u>506,341</u>	<u>660,981</u>
Creditors: amounts falling due within one year	7	(93,987)	(99,430)
Net current assets		<u>412,354</u>	<u>561,551</u>
Total assets less current liabilities		<u>3,365,522</u>	<u>2,789,179</u>
Creditors: amounts falling due after more than one year		(519,433)	-
Provisions for liabilities			
Deferred tax	10	(127,807)	(117,977)
		<u>(127,807)</u>	<u>(117,977)</u>
Net assets		<u><u>2,718,282</u></u>	<u><u>2,671,202</u></u>
Capital and reserves			
Called up share capital		37,295	37,295
Share premium account	11	262,921	262,921
Other reserves	11	58,518	58,518
Profit and loss account	11	2,359,548	2,312,468
		<u><u>2,718,282</u></u>	<u><u>2,671,202</u></u>

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of Section 1A 'Small Entities' of Financial Reporting Standard 102.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

BEARCROFT FARMS LIMITED
REGISTERED NUMBER: SC039708

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2017

The company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

Miss C Atkin
Director

Date: 24 September 2018

The notes on pages 5 to 14 form part of these financial statements.

BEARCROFT FARMS LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2017

	Called up share capital £	Share premium account £	Other reserves £	Profit and loss account £	Total equity £
At 1 January 2016	37,295	262,921	-	2,254,443	2,554,659
Comprehensive income for the year					
Profit for the year	-	-	-	116,543	116,543
Fair value movements	-	-	58,518	(58,518)	-
Total comprehensive income for the year	-	-	58,518	58,025	116,543
At 1 January 2017	37,295	262,921	58,518	2,312,468	2,671,202
Comprehensive income for the year					
Profit for the year	-	-	-	47,080	47,080
Total comprehensive income for the year	-	-	-	47,080	47,080
At 31 December 2017	37,295	262,921	58,518	2,359,548	2,718,282

The notes on pages 5 to 14 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

1. General information

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which the company's transactions are denominated. They comprise the financial statements of the company drawn up for the year ended 31 December 2017.

The continuing activity of Bearcroft Farms Limited ("The company") is that of property rental.

The company is a private company limited by shares incorporated in the United Kingdom and registered in Scotland. Details of the registered office can be found on the company information page of these financial statements. The company registration number is SC039708.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with applicable law and United Kingdom Accounting Standards including Section 1A 'Small Entities' of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice applicable to Small Entities).

The preparation of financial statements in compliance with Section 1A 'Small Entities' of FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company accounting policies.

The following principal accounting policies have been applied:

2.2 Going concern

The directors have considered a period of at least 12 months from the date of signing the accounts and feel it is appropriate to adopt a going concern basis.

2.3 Revenue

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

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

2. Accounting policies (continued)

2.4 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

2.5 Pensions

Defined contribution pension plan

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the company in independently administered funds.

2.6 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

2.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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

2. Accounting policies (continued)

2.8 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Freehold property	- Nil
Plant and machinery	- 25% reducing balance
Motor vehicles	- 15% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.9 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Balance sheet date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.10 Valuation of investments

Investments in unlisted company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.11 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

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

2. Accounting policies (continued)

2.12 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.13 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an 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.

2.14 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

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

2. Accounting policies (continued)

2.15 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.16 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of comprehensive income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the Balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

3. Employees

The average monthly number of employees, including directors, during the year was 5 (2016 - 5).

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

4. Tangible fixed assets

	Freehold property £	Plant and machinery £	Motor vehicles £	Total £
Cost or valuation				
At 1 January 2017	2,191,051	118,032	25,551	2,334,634
Additions	720,185	14,143	-	734,328
At 31 December 2017	<u>2,911,236</u>	<u>132,175</u>	<u>25,551</u>	<u>3,068,962</u>
Depreciation				
At 1 January 2017	-	88,942	18,378	107,320
Charge for the year on owned assets	-	6,994	1,794	8,788
At 31 December 2017	<u>-</u>	<u>95,936</u>	<u>20,172</u>	<u>116,108</u>
Net book value				
At 31 December 2017	<u>2,911,236</u>	<u>36,239</u>	<u>5,379</u>	<u>2,952,854</u>
At 31 December 2016	<u>2,191,051</u>	<u>29,090</u>	<u>7,173</u>	<u>2,227,314</u>

Land and buildings were revalued in the year to fair value in line with a professional external valuation carried out by J&E Shepherd Chartered Surveyors on 18 October 2016.

The directors are of the opinion that the market value as at 31 December 2017 is not materially different from that stated above.

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2017 £	2016 £
Cost	2,852,721	2,132,536
Net book value	<u>2,852,721</u>	<u>2,132,536</u>

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

5. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2017	314
At 31 December 2017	314
Net book value	
At 31 December 2017	314
<i>At 31 December 2016</i>	<i>314</i>

6. Debtors

	2017 £	2016 £
Trade debtors	295	295
Other debtors	329,310	307,945
Prepayments and accrued income	13,550	13,947
	<u>343,155</u>	<u>322,187</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

7. Creditors: Amounts falling due within one year

	2017 £	2016 £
Bank loans	60,000	-
Trade creditors	3,929	82,930
Corporation tax	6,222	4,742
Other taxation and social security	11,431	-
Other creditors	50	2,050
Accruals and deferred income	12,355	9,708
	<u>93,987</u>	<u>99,430</u>

The following liabilities were secured:

	2017 £	2016 £
Bank loans	60,000	-
	<u>60,000</u>	<u>-</u>

Bank loans are secured over the assets of the company in favour of the Bank of Scotland.

8. Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Bank loans	519,433	-
	<u>519,433</u>	<u>-</u>

Secured loans

Bank loans are secured over the assets of the company in favour of the Bank of Scotland.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

9. Loans

Analysis of the maturity of loans is given below:

	2017 £	2016 £
Amounts falling due within one year		
Bank loans	60,000	-
	<u>60,000</u>	<u>-</u>
Amounts falling due 2-5 years		
Bank loans	240,000	-
	<u>240,000</u>	<u>-</u>
Amounts falling due after more than 5 years		
Bank loans	279,433	-
	<u>279,433</u>	<u>-</u>
	<u><u>579,433</u></u>	<u><u>-</u></u>

10. Deferred taxation

	2017 £
At beginning of year	(117,977)
Charged to profit or loss	(9,830)
At end of year	<u><u>(127,807)</u></u>

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Accelerated capital allowances	(127,807)	(117,977)
	<u><u>(127,807)</u></u>	<u><u>(117,977)</u></u>

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

11. Reserves

Other reserves

Other reserves include gains on changes in fair value of investment properties which are non-distributable reserves and so are shown separately from profit and loss reserves.

Profit and loss account

The profit and loss account includes current and prior year retained profits.

12. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £161 (2016 - £nil) . There were no contributions payable to the fund at the balance sheet date.

13. Related party transactions

Included in other debtors are amounts owed to the company by the directors.

There is an amount totalling £19,874 (2016: £18,771) due to the company by one of the directors, Miss C Atkin. During the year expenses totalling £1,060 (2016: £1,350) were paid by the company on her behalf and she paid expenses totalling £13,107 (2016: £3,540) and was reimbursed a total of £13,150 (2016: £3,540).

There is an amount totalling £23,565 (2016: £22,535) due to the company by another of the directors, Miss M James. During the year expenses totalling £1,033 (2016: £1,282) were paid by the company on her behalf and she paid expenses totalling £31 (2016: £483) and was reimbursed a total of £28 (2016: £483).

There is an amount due from the company to another of the directors, Mrs E Atkin, totalling £50 (2016: £50).

The loans are interest free and have no fixed repayment terms.

Included in other debtors is also an amount totalling £247,149 (2016: £228,214) due to the company from Bearcroft Trust, the majority shareholder. During the year, the company paid expenses totalling £18,935 (2016: £12,045) on behalf of Bearcroft Trust.