Registered number: 11551299

Priory Farm Estate Limited

Directors' report and financial statements

For the period ended 31 March 2023

Priory Farm Estate Limited

Company Information

Directors	Mr J M Shinner Mr N Shinner Mrs S Shinner Mr W Edwards
Registered number	11551299
Registered office	The Farm Office Priory Farm Sandy Lane South Nutfield Redhill Surrey RH1 4EJ
Independent auditors	Kreston Reeves LLP Chartered Accountants 9 Donnington Park 85 Birdham Road Chichester West Sussex PO20 7AJ

Priory Farm Estate Limited

Contents

Directors' report
For the period ended 31 March 2023

The directors present their report and the financial statements for the period ended 31 March 2023.

Directors' responsibilities statement

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company 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 to 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Results and dividends

The profit for the period, after taxation, amounted to £844,260 (2021 - £467,674).

The dividends issued during the period amounted to £321,250 (2021 - £176,200).

Directors

The directors who served during the period were:

Mr J M Shinner
Mr N Shinner
Mrs S Shinner
Mr W Edwards

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Post balance sheet events

There have been no significant events affecting the Company since the year end.

Directors' report (continued)
For the period ended 31 March 2023

Auditors

The auditors, Kreston Reeves LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

Mr N Shinner
Director

Date: 19 December 2023

Independent auditors' report to the members of Priory Farm Estate Limited

Opinion

We have audited the financial statements of Priory Farm Estate Limited (the 'Company') for the period ended 31 March 2023, which comprise the Statement of comprehensive income, the Balance sheet, the Statement of cash flows, the Statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2023 and of its profit for the period 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' report thereon. The directors are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent auditors' report to the members of Priory Farm Estate Limited (continued)

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Independent auditors' report to the members of Priory Farm Estate Limited (continued)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularites, including fraud

Based on our understanding of the company and our general commercial and industry sector experience, and through discussion with the directors (as required by auditing standards), we identified that the principal risks of non-compliance with areas of laws and regulations related to health and safety, employment law and those that directly affect the financial statements including financial reporting and the Companies Act 2006 and taxation legislation. We considered the extent to which non-compliance might have a material effect on the financial statements. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of override of controls, and determined that the principal risks were related to the posting of inappropriate journal entries to increase revenue or reduce expenditure. The potential effect of these laws and regulations on the financial statements varies considerably. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management and internal audit; and
- Assessment of identified fraud risk factors; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Performing analytical procedures with automated data analytics tools to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Reading minutes of meetings of those charged with governance; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is

Independent auditors' report to the members of Priory Farm Estate Limited (continued)

sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Other matters

The financial statements of the company for the year to ending 31 December 2021 were not audited.

Use of our report

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.

S Webber (Senior statutory auditor)
for and on behalf of
Kreston Reeves LLP
Chartered Accountants
Chichester

20 December 2023

Statement of comprehensive income
For the period ended 31 March 2023

	2023 £	31 December 2021 £
Turnover	**8,497,227**	4,958,114
Cost of sales	**(4,406,028)**	(2,693,616)
Gross profit	**4,091,199**	2,264,498
Administrative expenses	**(3,496,073)**	(1,951,272)
Other operating income	**642,721**	384,074
Operating profit	**1,237,847**	697,300
Interest receivable and similar income	**6,813**	140
Interest payable and similar expenses	**(171,675)**	(27,657)
Profit before tax	**1,072,985**	669,783
Tax on profit	**(228,725)**	(202,109)
Profit for the financial period	**844,260**	467,674
Other comprehensive income for the period		
Total comprehensive income for the period	**844,260**	467,674

The notes on pages 13 to 26 form part of these financial statements.

Priory Farm Estate Limited
Registered number: 11551299

Balance sheet
As at 31 March 2023

	Note		31 March 2023 £		31 December 2021 £
Fixed assets					
Tangible assets	11		**5,868,654**		2,982,338
Investment property	12		**2,198,945**		2,198,945
			8,067,599		5,181,283
Current assets					
Stocks	13	**561,256**		112,919	
Debtors: amounts falling due within one year	14	**120,379**		90,684	
Cash at bank and in hand	15	**1,187,774**		800,627	
		1,869,409		1,004,230	
Creditors: amounts falling due within one year	16	**(973,435)**		(839,643)	
Net current assets			**895,974**		164,587
Total assets less current liabilities			**8,963,573**		5,345,870
Creditors: amounts falling due after more than one year	17		**(3,473,663)**		(528,547)
Provisions for liabilities					
Deferred tax	20	**(247,924)**		(98,347)	
			(247,924)		(98,347)
Net assets			**5,241,986**		4,718,976
Capital and reserves					
Called up share capital	21		**2**		2
Share premium account			**3,311,895**		3,311,895
Revaluation reserve			**192,276**		192,276
Profit and loss account			**1,737,813**		1,214,803
			5,241,986		4,718,976

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

Mr N Shinner
Director

Date: 19 December 2023

The notes on pages 13 to 26 form part of these financial statements.

Statement of changes in equity
For the period ended 31 March 2023

	Called up share capital	Share premium account	evaluation reserve	Profit and loss account	Total equity
	£	£	£	£	£
At 1 January 2021	2	3,311,895	192,276	923,329	4,427,502
Comprehensive income for the year					
Profit for the year	-	-	-	467,674	467,674
Contributions by and distributions to owners					
Dividends: Equity capital	-	-	-	(176,200)	(176,200)
At 1 January 2022	2	3,311,895	192,276	1,214,803	4,718,976
Comprehensive income for the period					
Profit for the period	-	-	-	844,260	844,260
Contributions by and distributions to owners					
Dividends: Equity capital	-	-	-	(321,250)	(321,250)
At 31 March 2023	2	3,311,895	192,276	1,737,813	5,241,986

The notes on pages 13 to 26 form part of these financial statements.

Statement of cash flows
For the period ended 31 March 2023

	31 March 2023 £	31 December 2021 £
Cash flows from operating activities		
Profit for the financial period	844,260	467,674
Adjustments for:		
Depreciation of tangible assets	223,914	42,611
Loss on disposal of tangible assets	27,191	305,842
Government grants	-	(6,614)
Interest paid	171,675	27,657
Interest received	(6,813)	(140)
Taxation charge	228,725	202,109
(Increase) in stocks	(448,337)	(5,667)
(Increase) in debtors	(29,695)	(49,191)
Increase in creditors	236,265	79,713
Corporation tax (paid)	(172,418)	(154,327)
Net cash generated from operating activities	1,074,767	909,667
Cash flows from investing activities		
Purchase of tangible fixed assets	(3,203,862)	(405,638)
Sale of tangible fixed assets	66,441	5,833
Purchase of investment properties	-	(18,945)
Government grants received	-	6,614
Interest received	6,813	140
HP interest paid	(3,162)	(860)
Net cash from investing activities	(3,133,770)	(412,856)
Cash flows from financing activities		
New secured loans	3,042,498	-
Repayment of loans	(126,432)	(135,834)
Repayment of/new finance leases	19,847	(11,604)
Dividends paid	(321,250)	(176,200)
Interest paid	(168,513)	(26,797)
Net cash used in financing activities	2,446,150	(350,435)
Net increase in cash and cash equivalents	387,147	146,376
Cash and cash equivalents at beginning of period	800,627	654,251
Cash and cash equivalents at the end of period	1,187,774	800,627
Cash and cash equivalents at the end of period comprise:		
Cash at bank and in hand	1,187,774	800,627
	1,187,774	800,627

The notes on pages 13 to 26 form part of these financial statements.

Analysis of Net Debt
For the period ended 31 March 2023

	At 1 January 2022	Cash flows	New finance leases	At 31 March 2023
	£	£	£	£
Cash at bank and in hand	800,627	387,147	-	1,187,774
Debt due after 1 year	(528,547)	(2,916,067)	-	(3,444,614)
Debt due within 1 year	(204,547)	36,603	-	(167,944)
Finance leases	(10,441)	-	(19,847)	(30,288)
	57,092	(2,492,317)	(19,847)	(2,455,072)

The notes on pages 13 to 26 form part of these financial statements.

Notes to the financial statements
For the period ended 31 March 2023

1. General information

The Company is a private company limited by share capital incorporated in Engalnd and Wales.

The address of its registered office and principal place of business is:

The Farm Office Priory Farm

Sandy Lane

South Nulfield

Redhill

Surrey

RH1 4EJ

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 Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue 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 revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Revenue 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 revenue 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 period ended 31 March 2023

2. Accounting policies (continued)

2.3 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of comprehensive income in the same period as the related expenditure.

2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.5 Finance costs

Finance costs are charged to profit or loss 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.

2.6 Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

2.7 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 profit or loss 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.

Notes to the financial statements
For the period ended 31 March 2023

2. Accounting policies (continued)

2.8 Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss 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.

2.9 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, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 2% straight line
Motor vehicles	- 12.5% straight line
Fixtures and fittings	- 12.5% straight line

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 profit or loss.

2. Accounting policies (continued)

2.10 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 other 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.

2.11 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.12 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.13 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.

2.14 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.

In the Statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

2.15 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.

2. Accounting policies (continued)

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 profit or loss 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.

2.17 Financial instruments

The Company has elected to apply the provisions of Section 11 "Basic Financial Instruments" of FRS 102 to all of its financial instruments.

The Company has elected to apply the recognition and measurement provisions of IFRS 9 Financial Instruments (as adopted by the UK Endorsement Board) with the disclosure requirements of Sections 11 and 12 and the other presentation requirements of FRS 102.

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 trade and other receivables, cash and bank balances, are initially measured at their transaction price including transaction costs and are subsequently carried at their amortised cost using the effective interest method, less any provision for impairment, 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.

Discounting is omitted where the effect of discounting is immaterial. The Company's cash and cash equivalents, trade and most other receivables due with the operating cycle fall into this category of financial instruments.

Other financial assets

Other financial assets, which includes investments in equity instruments which are not classified as subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the recognised transaction price. Such assets are subsequently measured at fair value with the changes in fair value being recognised in the profit or loss. Where other financial assets are not publicly traded, hence their fair value cannot be measured reliably, they are measured at cost less impairment.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting date.

Financial assets are impaired when events, subsequent to their initial recognition, indicate the estimated future cash flows derived from the financial asset(s) have been adversely impacted. The impairment loss will be the difference between the current carrying amount and the present value of the future cash flows at the asset(s) original effective interest rate.

2. Accounting policies (continued)

2.17 Financial instruments (continued)

If there is a favourable change in relation to the events surrounding the impairment loss then the impairment can be reviewed for possible reversal. The reversal will not cause the current carrying amount to exceed the original carrying amount had the impairment not been recognised. The impairment reversal is recognised in the profit or loss.

Financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instruments any contract that evidences a residual interest in the assets of the Company after the deduction of all its liabilities.

Basic financial liabilities, which include trade and other payables, bank loans and other loans are initially measured at their transaction price after transaction costs. When this constitutes a financing transaction, whereby the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Discounting is omitted where the effect of discounting is immaterial.

Debt instruments are subsequently carried at their amortised cost using the effective interest rate method.

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if the payment is due within one year. If not, they represent non-current liabilities. Trade payables are initially recognised at their transaction price and subsequently are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

Other financial instruments

Derivatives, including forward exchange contracts, futures contracts and interest rate swaps, are not classified as basic financial instruments. These are initially recognised at fair value on the date the derivative contract is entered into, with costs being charged to the profit or loss. They are subsequently measured at fair value with changes in the profit or loss.

Debt instruments that do not meet the conditions as set out in FRS 102 paragraph 11.9 are subsequently measured at fair value through the profit or loss. This recognition and measurement would also apply to financial instruments where the performance is evaluated on a fair value basis as with a documented risk management or investment strategy.

2.18 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

Notes to the financial statements
For the period ended 31 March 2023

3. Turnover

An analysis of turnover by class of business is as follows:

	2023 £	2021 £
Farm shop income	**5,069,247**	4,170,518
Fruit and vegetables	**44,243**	51,830
Discovery Walk income	**1,014,713**	682,548
Fishing income	**42,516**	46,426
Garden centre income	**1,326,932**	-
Cafe income	**926,880**	-
Tractor and trailer rides	**63,879**	350
Grants and subsidies	**8,817**	6,442
	8,497,227	4,958,114

Analysis of turnover by country of destination:

	2023 £	2021 £
United Kingdom	**8,497,227**	4,958,114
	8,497,227	4,958,114

4. Other operating income

	2023 £	2021 £
Other operating income	**36,916**	8,936
Net rents receivable	**605,805**	355,349
Government grants receivable	**-**	6,614
Sundry income	**-**	13,175
	642,721	384,074

5. Auditors' remuneration

During the period, the Company obtained the following services from the Company's auditors:

	2023 £	2021 £
Fees payable to the Company's auditors for the audit of the Company's financial statements	**13,500**	-

Notes to the financial statements
For the period ended 31 March 2023

6. Employees

Staff costs, including directors' remuneration, were as follows:

	2023	2021
	£	£
Wages and salaries	**2,087,513**	1,015,048
Cost of defined contribution scheme	**29,669**	14,955
	2,117,182	1,030,003

The average monthly number of employees, including the directors, during the period was as follows:

	2023	2021
	No.	No.
Directors	**4**	4
Employees	**107**	61
	111	65

7. Directors' remuneration

	2023	2021
	£	£
Directors' emoluments	**101,308**	80,832
Company contributions to defined contribution pension schemes	**1,651**	1,319
	102,959	82,151

8. Interest receivable

	2023	2021
	£	£
Other interest receivable	**6,813**	140
	6,813	140

9. Interest payable and similar expenses

	2023	2021
	£	£
Bank interest payable	**168,513**	26,797
Finance leases and hire purchase contracts	**3,162**	860
	171,675	27,657

Notes to the financial statements
For the period ended 31 March 2023

10. Taxation

	2023 £	2021 £
Corporation tax		
Current tax on profits for the year	**79,148**	172,418
Deferred tax		
Origination and reversal of timing differences	**149,577**	29,691
Tax on profit	**228,725**	202,109

Factors affecting tax charge for the period/year

The tax assessed for the period is the same as (2021 - the same as) the standard rate of corporation tax in the UK of 19% (2021 - 19%) as set out below:

	2023 £	2021 £
Profit on ordinary activities before tax	**1,072,985**	669,783
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	**203,867**	127,259
Effects of:		
Capital allowances for period/year in excess of depreciation	**(11,041)**	51,247
Other differences leading to an increase (decrease) in the tax charge	**35,899**	23,603
Total tax charge for the period/year	**228,725**	202,109

Notes to the financial statements
For the period ended 31 March 2023

11. Tangible fixed assets

	Freehold property	Motor vehicles	Fixtures and fittings	Total
	£	£	£	£
Cost or valuation				
At 1 January 2022	2,726,366	132,429	208,455	3,067,250
Additions	2,184,697	263,621	755,544	3,203,862
Disposals	(23,571)	(68,344)	(8,500)	(100,415)
At 31 March 2023	4,887,492	327,706	955,499	6,170,697
Depreciation				
At 1 January 2022	-	27,177	57,735	84,912
Charge for the period on owned assets	23,573	51,204	149,137	223,914
Disposals	-	(4,624)	(2,159)	(6,783)
At 31 March 2023	23,573	73,757	204,713	302,043
Net book value				
At 31 March 2023	4,863,919	253,949	750,786	5,868,654
At 31 December 2021	2,726,366	105,252	150,720	2,982,338

12. Investment property

	Freehold investment property
	£
Valuation	
At 1 January 2022	2,198,945
At 31 March 2023	2,198,945

The 2023 valuations were made by the directors, on an open market value for existing use basis.

Notes to the financial statements
For the period ended 31 March 2023

13. Stocks

	31 March 2023 £	31 December 2021 £
Raw materials and consumables	561,256	112,919
	561,256	112,919

14. Debtors

	31 March 2023 £	31 December 2021 £
Trade debtors	79,448	90,287
Other debtors	1,387	397
Prepayments and accrued income	39,544	-
	120,379	90,684

15. Cash and cash equivalents

	31 March 2023 £	31 December 2021 £
Cash at bank and in hand	1,187,774	800,627
	1,187,774	800,627

Notes to the financial statements
For the period ended 31 March 2023

16. Creditors: Amounts falling due within one year

	31 March 2023 £	31 December 2021 £
Bank loans	**100,170**	100,170
Trade creditors	**558,158**	356,615
Corporation tax	**79,148**	172,418
Other taxation and social security	**53,191**	23,326
Obligations under finance lease and hire purchase contracts	**1,239**	10,441
Other creditors	**115,689**	130,185
Accruals and deferred income	**65,840**	46,488
	973,435	839,643

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

	31 March 2023 £	31 December 2021 £
Bank loans	**3,444,614**	528,547
Net obligations under finance leases and hire purchase contracts	**29,049**	-
	3,473,663	528,547

The following liabilities were secured:

	31 March 2023 £	31 December 2021 £
Bank loans	**3,544,784**	628,717
	3,544,784	628,717

Details of security provided:

The bank loans are secured against the freehold property and investment property owned by the Company.

Notes to the financial statements
For the period ended 31 March 2023

18. Loans

Analysis of the maturity of loans is given below:

	31 March 2023 £	31 December 2021 £
Amounts falling due within one year		
Bank loans	100,170	100,170
	100,170	100,170
Amounts falling due 2-5 years		
Bank loans	3,444,614	528,547
	3,444,614	528,547
	3,544,784	628,717

19. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	31 March 2023 £	31 December 2021 £
Within one year	1,239	10,440
Between 1-5 years	29,049	-
	30,288	10,440

20. Deferred taxation

	2023 £
At beginning of year	(98,347)
Charged to profit or loss	(149,577)
At end of year	(247,924)

Notes to the financial statements
For the period ended 31 March 2023

20. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	31 March 2023 £	31 December 2021 £
Accelerated capital allowances	**(247,924)**	(98,347)
	(247,924)	(98,347)

21. Share capital

	31 March 2023 £	31 December 2021 £
Allotted, called up and fully paid		
69 (2021 - 69) Ordinary A shares of £0.01 each	**0.69**	0.69
50 (2021 - 50) Ordinary B shares of £0.01 each	**0.50**	0.50
81 (2021 - 81) Ordinary C shares of £0.01 each	**0.81**	0.81
10 (2021 - 10) Ordinary D shares of £0.01 each	**0.10**	0.10
	2.10	2.10

22. Related party transactions

There company has undertaken no related party transactions during the period to 31 March 2023