

LEIGH SINTON FARM & NURSERIES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2019

LEIGH SINTON FARM & NURSERIES LIMITED
REGISTERED NUMBER:00565626

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
FIXED ASSETS			
Tangible assets	4	1,802,602	1,777,405
Investment property	5	350,000	325,000
		<u>2,152,602</u>	<u>2,102,405</u>
CURRENT ASSETS			
Stocks		164,951	190,527
Debtors: amounts falling due within one year	6	19,322	20,833
Cash at bank and in hand	7	160,088	160,032
		<u>344,361</u>	<u>371,392</u>
Creditors: amounts falling due within one year	8	(408,127)	(336,100)
NET CURRENT (LIABILITIES)/ASSETS		<u>(63,766)</u>	<u>35,292</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,088,836</u>	<u>2,137,697</u>
Creditors: amounts falling due after more than one year	9	(234,281)	(257,691)
PROVISIONS FOR LIABILITIES			
Deferred tax		(46,403)	(50,051)
		<u>(46,403)</u>	<u>(50,051)</u>
NET ASSETS		<u><u>1,808,152</u></u>	<u><u>1,829,955</u></u>
CAPITAL AND RESERVES			
Called up share capital		50,000	50,000
Revaluation reserve		422,788	397,788
Profit and loss account		1,335,364	1,382,167
		<u><u>1,808,152</u></u>	<u><u>1,829,955</u></u>

LEIGH SINTON FARM & NURSERIES LIMITED
REGISTERED NUMBER:00565626

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 MARCH 2019

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 FRS 102 Section 1A - small entities.

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

The Company has opted not to file the income statement 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 on 17 December 2019.

W J D Beard

Director

The notes on pages 3 to 12 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

1. GENERAL INFORMATION

Leigh Sinton Farm & Nurseries Limited is a limited liability Company incorporated in England and Wales. The registered office is Lower Interfield, Nr Malvern, Worcestershire, WR14 1UU. The Company is limited by shares.

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 Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The Company's functional and presentational currency is GBP and these financial statements are rounded to the nearest £1.

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 YEAR ENDED 31 MARCH 2019

2. ACCOUNTING POLICIES (continued)

2.3 OPERATING LEASES: THE COMPANY AS LESSEE

Rentals paid under operating leases are charged to the Income statement on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

The Company has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 01 April 2017 to continue to be charged over the period to the first market rent review rather than the term of the lease.

2.4 FINANCE COSTS

Finance costs are charged to the Income statement 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.

2.5 BORROWING COSTS

All borrowing costs are recognised in the Income statement in the year in which they are incurred.

2.6 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 Income statement when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

2. ACCOUNTING POLICIES (continued)**2.7 CURRENT AND DEFERRED TAXATION**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Income statement, 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 reporting 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 Statement of financial position 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 reporting date.

2.8 EXCEPTIONAL ITEMS

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

2.9 TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model, other than investment properties, 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
Plant and machinery	-	13%	straight line
Motor vehicles	-	20%	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 the Income statement.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

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 Statement of financial position date.

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

Revaluation gains and losses are recognised in the Income statement 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 the Income statement.

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 reporting 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.

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.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

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 the Income statement in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position 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 Statement of financial position.

2.17 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.

3. EMPLOYEES

The average monthly number of employees, including directors, during the year was 6 (2018: 6).

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

4. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Motor vehicles £	Total £
COST OR VALUATION				
At 1 April 2018	1,647,661	280,524	106,084	2,034,269
Additions	39,778	16,934	-	56,712
Disposals	(1,298)	(836)	-	(2,134)
At 31 March 2019	<u>1,686,141</u>	<u>296,622</u>	<u>106,084</u>	<u>2,088,847</u>
DEPRECIATION				
At 1 April 2018	-	173,281	83,583	256,864
Charge for the year on owned assets	-	23,973	5,870	29,843
Disposals	-	(462)	-	(462)
At 31 March 2019	<u>-</u>	<u>196,792</u>	<u>89,453</u>	<u>286,245</u>
NET BOOK VALUE				
At 31 March 2019	<u>1,686,141</u>	<u>99,830</u>	<u>16,631</u>	<u>1,802,602</u>
At 31 March 2018	<u>1,647,661</u>	<u>107,243</u>	<u>22,501</u>	<u>1,777,405</u>

The net book value of land and buildings may be further analysed as follows:

	2019 £	2018 £
Freehold	<u>1,686,141</u>	1,647,661
	<u>1,686,141</u>	<u>1,647,661</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

5. INVESTMENT PROPERTY

	Freehold investment property £
VALUATION	
At 1 April 2018	325,000
Surplus on revaluation	25,000
	<u>350,000</u>
AT 31 MARCH 2019	<u>350,000</u>

The 2019 valuations were made by Fisher German LLP, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2019 £	2018 £
Historic cost	285,000	285,000
	<u>285,000</u>	<u>285,000</u>

6. DEBTORS

	2019 £	2018 £
Trade debtors	8,786	12,049
Other debtors	10,536	7,784
Prepayments and accrued income	-	1,000
	<u>19,322</u>	<u>20,833</u>

7. CASH AND CASH EQUIVALENTS

	2019 £	2018 £
Cash at bank and in hand	160,088	160,032
Less: bank overdrafts	(183,841)	(147,179)
	<u>(23,753)</u>	<u>12,853</u>

LEIGH SINTON FARM & NURSERIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Bank overdrafts	183,841	147,179
Bank loans	23,549	23,689
Trade creditors	48,888	34,032
Other taxation and social security	1,852	1,680
Other creditors	148,997	129,520
Accruals and deferred income	1,000	-
	<u>408,127</u>	<u>336,100</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2019	2018
	£	£
Bank loans	234,281	257,691
	<u>234,281</u>	<u>257,691</u>

Secured loans:

Debenture comprising fixed and floating charges over all the assets and undertaking of Leigh Sinton Farm and Nurseries Limited including all present and future freehold and leasehold property, book and other debts, chattels, goodwill and uncalled capital, both present and future.

Dated 3 December 2004

First Legal Mortgage over the freehold property of Leigh Sinton Farm and Nurseries Limited known as Woodside, Dragons Lane, Leigh Sinton, Malvern comprising 0.68 acres.

Dated 21 December 2010

First Legal Mortgage over the freehold land of Leigh Sinton Farm and Nurseries Limited known as land lying to the North East of Half Key Road, Nr Malvern comprising 31.34 acres.

Dated 21 December 2010

First Legal Mortgage over the freehold land of Leigh Sinton Farm and Nurseries Limited known as land forming part of Leigh Sinton Farm and Nurseries, Leigh Sinton Road, Malvern comprising 11.47 acres.

Dated 28 May 2014

First Legal Mortgage over the freehold property of Leigh Sinton Farm and Nurseries known as Lakes and Caravans comprising 35 acres including 2 lakes.

Dated 2 February 2018

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

10. LOANS

Analysis of the maturity of loans is given below:

	2019 £	2018 £
AMOUNTS FALLING DUE WITHIN ONE YEAR		
Bank loans	23,549	23,689
	<u>23,549</u>	<u>23,689</u>
AMOUNTS FALLING DUE 1-2 YEARS		
Bank loans	23,549	23,689
	<u>23,549</u>	<u>23,689</u>
AMOUNTS FALLING DUE 2-5 YEARS		
Bank loans	70,648	71,067
	<u>70,648</u>	<u>71,067</u>
AMOUNTS FALLING DUE AFTER MORE THAN 5 YEARS		
Bank loans	140,084	162,935
	<u>140,084</u>	<u>162,935</u>
	<u><u>257,830</u></u>	<u><u>281,380</u></u>

11. FINANCIAL INSTRUMENTS

	2019 £	2018 £
FINANCIAL ASSETS		
Financial assets measured at fair value through profit or loss	<u>160,088</u>	<u>160,032</u>

Financial assets measured at fair value through profit or loss comprise cash at bank and in hand.

LEIGH SINTON FARM & NURSERIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

12. RELATED PARTY TRANSACTIONS

	2019 £	2018 £
Rent paid to director	8,380	8,811
Amount owed to directors	<u>148,257</u>	<u>126,798</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.