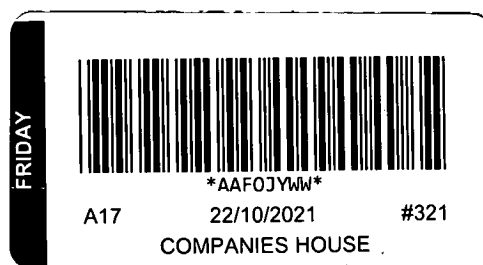


Company Registration No. 03081314 (England and Wales)

HUNGERFORD PARK LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
PAGES FOR FILING WITH REGISTRAR



HUNGERFORD PARK LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2021

	Notes	2021 £	£	2020 £	£
Non-current assets					
Intangible assets	3		1		1
Property, plant and equipment	4		12,026,653		9,631,526
Investments	5		14,001		14,001
			<u>12,040,655</u>		<u>9,645,528</u>
Current assets					
Inventories		342,456		260,853	
Trade and other receivables	6	306,783		583,852	
Cash and cash equivalents		440,146		22,344	
		<u>1,089,385</u>		<u>867,049</u>	
Current liabilities	7	(3,597,230)		(3,531,218)	
Net current liabilities			<u>(2,507,845)</u>		<u>(2,664,169)</u>
Total assets less current liabilities			<u>9,532,810</u>		<u>6,981,359</u>
Non-current liabilities	8		(5,683,460)		(5,635,721)
Net assets			<u>3,849,350</u>		<u>1,345,638</u>
Equity					
Called up share capital	9		200,000		200,000
Share premium account			210,000		210,000
Revaluation reserve			4,624,831		2,131,409
Retained earnings			(1,185,481)		(1,195,771)
Total equity			<u>3,849,350</u>		<u>1,345,638</u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 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.

HUNGERFORD PARK LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 MARCH 2021

The financial statements were approved by the board of directors and authorised for issue on 31/8/21 and are signed on its behalf by:

.....
C T Hunter
Director

Company Registration No. 03081314

HUNGERFORD PARK LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2021

	Share capital	Share premium account	Revaluation reserve	Retained earnings	Total
	£	£	£	£	£
Balance at 1 April 2019	200,000	210,000	2,149,796	(705,958)	1,853,838
Year ended 31 March 2020:					
Loss and total comprehensive income for the year	-	-	-	(508,200)	(508,200)
Transfers	-	-	(18,387)	18,387	-
Balance at 31 March 2020	<u>200,000</u>	<u>210,000</u>	<u>2,131,409</u>	<u>(1,195,771)</u>	<u>1,345,638</u>
Year ended 31 March 2021:					
Loss for the year	-	-	-	(8,097)	(8,097)
Other comprehensive income:					
Revaluation of property, plant and equipment	-	-	2,511,809	-	2,511,809
Total comprehensive income for the year	-	-	2,511,809	(8,097)	2,503,712
Transfers	-	-	(18,387)	18,387	-
Balance at 31 March 2021	<u>200,000</u>	<u>210,000</u>	<u>4,624,831</u>	<u>(1,185,481)</u>	<u>3,849,350</u>

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Company information

Hungerford Park Limited is a private company limited by shares incorporated in England and Wales. The registered office is Shepherds Cottage, Hungerford Park, Hungerford, Berkshire, RG17 0UU.

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. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Revenue

Revenue is recognised when the goods are delivered and the service is performed to the extent that it is probable that economic benefits will flow into the Company, excludes value added tax and arises solely in the United Kingdom.

1.3 Intangible fixed assets - goodwill

Acquired goodwill is written off in equal annual instalments over its estimated useful economic life.

1.4 Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

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:

Land and buildings Freehold	2%
Plant and machinery	33%
Motor vehicles	20%

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

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 the statement of income.

Properties whose fair value can be measured reliably are held under the revaluation model and are carried at a revalued amount, being their fair value at the date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The fair value of the land and buildings is usually considered to be their market value.

Revaluation gains and losses are recognised in other comprehensive income and accumulated in equity, except to the extent that a revaluation gain reverses a revaluation loss previously recognised in profit or loss or a revaluation loss exceeds the accumulated revaluation gains recognised in equity; such gains and losses are recognised in profit or loss.

1.5 Non-current investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in the income statement.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.6 Impairment of non-current assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible 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.

1.7 Inventories

Inventories include biological assets which are recognised at their fair value less costs to sell. Changes in fair value less costs to sell are recognised in the profit and loss account.

1.8 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks.

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

1.9 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 statement of financial position 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 and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through the statement of income, are assessed for indicators of impairment at each reporting end date.

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 trade and other payables, bank loans and loans from fellow group companies, are initially recognised at transaction price. 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 payables 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.10 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.11 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.12 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.14 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

1.15 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	6	5

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

3 Intangible fixed assets

	Goodwill £
Cost	
At 1 April 2020 and 31 March 2021	1
Amortisation and impairment	
At 1 April 2020 and 31 March 2021	-
Carrying amount	
At 31 March 2021	1
At 31 March 2020	1

4 Property, plant and equipment

	Land and buildings £	Plant and machinery etc £	Total £
Cost or valuation			
At 1 April 2020	10,336,167	181,822	10,517,989
Additions	39,600	18,534	58,134
Revaluation	1,633,060	-	1,633,060
At 31 March 2021	12,008,827	200,356	12,209,183
Depreciation and impairment			
At 1 April 2020	722,399	164,064	886,463
Depreciation charged in the year	156,350	18,466	174,816
Revaluation	(878,749)	-	(878,749)
At 31 March 2021	-	182,530	182,530
Carrying amount			
At 31 March 2021	12,008,827	17,826	12,026,653
At 31 March 2020	9,613,768	17,758	9,631,526

Land and buildings with a carrying amount of £7,383,996 were revalued to £12,000,000 at 31 March 2021 by Frank Knight LLP, an independent chartered surveyors, on an open market value basis by reference to market evidence of transaction prices for similar properties, together with evidence of demand.

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

4 Property, plant and equipment		(Continued)	
	2021	2020	
	£	£	
Cost	9,093,042	9,053,443	
Accumulated depreciation	(1,709,046)	(1,571,083)	
Carrying value	<u>7,383,996</u>	<u>7,482,360</u>	
5 Fixed asset investments			
	2021	2020	
	£	£	
Shares in group undertakings and participating interests	1	1	
Other investments other than loans	14,000	14,000	
	<u>14,001</u>	<u>14,001</u>	
6 Trade and other receivables			
	2021	2020	
	£	£	
Amounts falling due within one year:			
Trade receivables	14,653	43,348	
Other receivables	292,130	540,504	
	<u>306,783</u>	<u>583,852</u>	
7 Current liabilities			
	2021	2020	
	£	£	
Bank loans and overdrafts	7,906	37,516	
Trade payables	139,335	141,494	
Amounts owed to group undertakings	631,212	601,986	
Taxation and social security	29,501	4,999	
Other payables	2,789,276	2,745,223	
	<u>3,597,230</u>	<u>3,531,218</u>	

HUNGERFORD PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

8 Non-current liabilities

	2021 £	2020 £
Bank loans and overdrafts	5,683,460	5,635,721

During the year the company entered into a bounce back loan of £50,000, guaranteed by the Government of the United Kingdom.

The remaining balance included in bank loans and overdrafts are secured by legal charges over the freehold land and property, and the other assets of the company.

9 Called up share capital

	2021 Number	2020 Number	2021 £	2020 £
Ordinary share capital				
Issued and fully paid				
Ordinary A shares of £1 each	60,000	60,000	60,000	60,000
Ordinary B shares of £1 each	60,000	60,000	60,000	60,000
Ordinary C shares of £1 each	80,000	80,000	80,000	80,000
	200,000	200,000	200,000	200,000