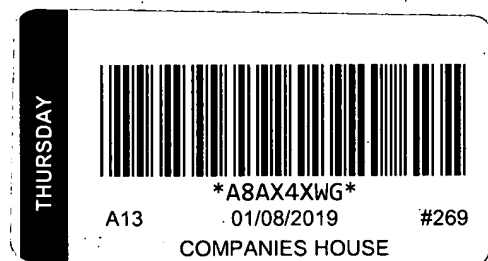


Strategic Report, Report of the Directors and
Financial Statements
for the Year Ended 31 January 2019
for
Millefs Farm Centre Limited



Millet's Farm Centre Limited

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for the Year Ended 31 January 2019

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Millets Farm Centre Limited
Company Information
for the Year Ended 31 January 2019

DIRECTORS:

N J Carter
A D Carter
Mrs S C Viney

REGISTERED OFFICE:

38-42 Newport Street
Swindon
Wiltshire
SN1 3DR

REGISTERED NUMBER:

09187968 (England and Wales)

Millets Farm Centre Limited

Strategic Report
for the Year Ended 31 January 2019

The directors present their strategic report for the year ended 31 January 2019.

REVIEW OF BUSINESS

The principal activities of the company in the period included retail farm shop sales, growing fruit and letting commercial property.

The company's results for the year are in line with the directors expectations and show an operating profit of £691,911 for the period and sales of £5,835,673. These are consistent with the prior year, despite the difficult retail trading conditions.

Net assets at the period end were £5,519,341.

Business Development

The directors are pleased with the business and the site but are always looking at opportunities to expand their offering.

Principal Risks and Uncertainties

The key business risk and uncertainty affecting the company is considered to be the effect that Brexit may have on the economy. Although the extent and nature of the potential impact of this is unknown and outside of the company's control. The company has a variety of income streams a broad demographic of customer and workforce, therefore the directors are of the opinion that the business is in a strong position so that any impact of Brexit is minimised.

Key performance indicators (KPIs)

Given the straight forward nature of the business, the company's directors use gross profit margin, net profit margin and return on capital employed for an understanding of the development, performance or position of the business.

	<u>2019</u>	<u>2018</u>
Gross profit margin	55.9%	55.8%
Operating profit margin	11.9%	11.9%
Return on capital employed	6.9%	7.3%

The results are in line with the directors expectations and they intend to maintain these results in future years.

Future Outlook

As with all businesses, there is concern over the general retail industry. However, the company have a good reputation and are confident that they stand in good stead for the future.

The company will continue working to exceed customer expectations and work with all stakeholders to provide a unique experience for it's clientèle.

No events have occurred post year end which require adjustments to be made in these financial statements.

ON BEHALF OF THE BOARD:


.....
N J Carter - Director

Date:

22/07/2019

Millefs Farm Centre Limited

Report of the Directors
for the Year Ended 31 January 2019

The directors present their report with the financial statements of the company for the year ended 31 January 2019.

DIVIDENDS

During the period the company has paid dividends totalling £306,670 (2018 - £325,450), as described in note 6 to the financial statements. The directors recommend that no final dividends be paid.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 February 2018 to the date of this report.

N J Carter
A D Carter
Mrs S C Viney

FINANCIAL INSTRUMENTS

The Company's financial instruments comprise cash at bank, overdraft and loans. The main purpose of these financial instruments is to raise adequate finance for the Company's operations.

The main risks arising from the Company's financial instruments are interest rate fluctuations and liquidity risk. It is the Company's policy to finance its operations through a mixture of long and short term borrowings and to review periodically the mix of these instruments with regard to the projected cash flow requirements of the Company and an acceptable level of risk exposure.

DISCLOSURE IN THE STRATEGIC REPORT

The directors' business review, including an assessment of the risks and uncertainties the business faces and the expected future developments, is included in the Strategic Report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, the Report of the Directors 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), 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 and then apply them consistently;
- make judgements 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 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

ON BEHALF OF THE BOARD:


.....
N J Carter - Director

Date:

22/07/2019

Report of the Independent Auditors to the Members of
Millets Farm Centre Limited

Opinion

We have audited the financial statements of Millets Farm Centre Limited (the 'company') for the year ended 31 January 2019 which comprise the Income Statement, Other Comprehensive Income, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement and Notes to the Financial Statements, 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 January 2019 and of its profit for the year 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 UK, including the FRC'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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

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 Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have 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 Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where 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.

Report of the Independent Auditors to the Members of
Millefs Farm Centre Limited

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page three, 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 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.

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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

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 a Report of the Auditors 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.



David Black (Senior Statutory Auditor)
for and on behalf of MHA Monahans
Statutory Auditors
38-42 Newport Street
Swindon
Wiltshire
SN1 3DR

Date:

30 July 2017

Millefs Farm Centre Limited
Income Statement
for the Year Ended 31 January 2019

	Notes	2019 £	2018 £
TURNOVER		5,835,673	5,620,077
Cost of sales		<u>2,570,985</u>	<u>2,484,115</u>
GROSS PROFIT		3,264,688	3,135,962
Administrative expenses		<u>2,572,777</u>	<u>2,467,703</u>
OPERATING PROFIT	5	691,911	668,259
Gain/loss on revaluation of tangible assets		<u>896,224</u>	<u>23,922</u>
		1,588,135	692,181
Interest payable and similar expenses	6	<u>135,337</u>	<u>126,239</u>
PROFIT BEFORE TAXATION		1,452,798	565,942
Tax on profit	7	<u>278,530</u>	<u>111,014</u>
PROFIT FOR THE FINANCIAL YEAR		<u><u>1,174,268</u></u>	<u><u>454,928</u></u>

The notes form part of these financial statements

Millefs Farm Centre Limited

Other Comprehensive Income
for the Year Ended 31 January 2019

	Notes	2019 £	2018 £
PROFIT FOR THE YEAR		1,174,268	454,928
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>1,174,268</u>	<u>454,928</u>

The notes form part of these financial statements

Millets Farm Centre Limited (Registered number: 09187968)

Balance Sheet
31 January 2019

	Notes	2019 £	2018 £
FIXED ASSETS			
Intangible assets	9	8,515	16,148
Tangible assets	10	4,384,078	4,364,077
Investment property	11	6,157,898	5,261,674
		<u>10,550,491</u>	<u>9,641,899</u>
CURRENT ASSETS			
Stocks	12	415,965	385,658
Debtors	13	358,348	306,126
Cash at bank and in hand		83,372	43,026
		<u>857,685</u>	<u>734,810</u>
CREDITORS			
Amounts falling due within one year	14	1,343,494	1,218,584
NET CURRENT LIABILITIES		<u>(485,809)</u>	<u>(483,774)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>10,064,682</u>	<u>9,158,125</u>
CREDITORS			
Amounts falling due after more than one year	15	(4,252,915)	(4,399,092)
PROVISIONS FOR LIABILITIES	19	<u>(292,426)</u>	<u>(107,290)</u>
NET ASSETS		<u><u>5,519,341</u></u>	<u><u>4,651,743</u></u>
CAPITAL AND RESERVES			
Called up share capital	20	110,000	110,000
Share premium	21	3,492,935	3,492,935
Capital contributions	21	825,580	825,580
Retained earnings	21	1,090,826	223,228
SHAREHOLDERS' FUNDS		<u><u>5,519,341</u></u>	<u><u>4,651,743</u></u>

The financial statements were approved by the Board of Directors on 22/07/2019 and were signed on its behalf by:


N J Carter - Director


A D Carter - Director


Mrs S C Viney - Director

The notes form part of these financial statements

Millets Farm Centre Limited

Statement of Changes in Equity
for the Year Ended 31 January 2019

	Called up share capital £	Retained earnings £	Share premium £	Capital contributions £	Total equity £
Balance at 1 February 2017	110,000	93,750	3,492,935	825,580	4,522,265
Changes in equity					
Dividends	-	(325,450)	-	-	(325,450)
Total comprehensive income	-	454,928	-	-	454,928
Balance at 31 January 2018	<u>110,000</u>	<u>223,228</u>	<u>3,492,935</u>	<u>825,580</u>	<u>4,651,743</u>
Changes in equity					
Dividends	-	(306,670)	-	-	(306,670)
Total comprehensive income	-	1,174,268	-	-	1,174,268
Balance at 31 January 2019	<u>110,000</u>	<u>1,090,826</u>	<u>3,492,935</u>	<u>825,580</u>	<u>5,519,341</u>

The notes form part of these financial statements

Millefs Farm Centre Limited

Cash Flow Statement
for the Year Ended 31 January 2019

	Notes	2019 £	2018 £
Cash flows from operating activities			
Cash generated from operations	25	852,404	650,098
Interest paid		(122,561)	(113,814)
Interest element of hire purchase payments paid		(12,776)	(12,425)
Tax paid		(83,259)	(102,194)
Net cash from operating activities		<u>633,808</u>	<u>421,665</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(155,009)	(130,353)
Purchase of investment property		-	(1,038,630)
Sale of tangible fixed assets		12,459	5,000
Net cash from investing activities		<u>(142,550)</u>	<u>(1,163,983)</u>
Cash flows from financing activities			
New loans in year		15,000	1,010,000
Capital repayments in year		(147,164)	(41,849)
Amount introduced by directors		292,270	391,050
Amount withdrawn by directors		(301,969)	(418,664)
Equity dividends paid		(306,670)	(325,450)
Net cash from financing activities		<u>(448,533)</u>	<u>615,087</u>
Increase/(decrease) in cash and cash equivalents		<u>42,725</u>	<u>(127,231)</u>
Cash and cash equivalents at beginning of year	26	32,555	159,786
Cash and cash equivalents at end of year	26	<u><u>75,280</u></u>	<u><u>32,555</u></u>

The notes form part of these financial statements

Millets Farm Centre Limited

Notes to the Financial Statements
for the Year Ended 31 January 2019

1. STATUTORY INFORMATION

Millets Farm Centre Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

The functional currency of the financial statements is the Pound Sterling (£).

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of land and buildings and certain financial assets and liabilities measured at fair value through profit or loss.

Turnover

Turnover is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

Farm shop and fruit sales

Turnover from goods sold in the farm shop and pick-your-own fruit sales is recognised at the point of sales.

Event sales

Turnover from events hosted by the company is recognised at the point of service. Where payments are received from customers in advance of services provided the amounts are recorded as deferred income and included as part of creditors due within one year.

Rental income

Income from the letting of commercial property is recognised in the period to which it relates.

Goodwill

Goodwill, being the amount paid in connection with the acquisition of a business in 2015, is being amortised evenly over its estimated useful life of five years.

Milletts Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

3. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Freehold property	- 2% on straight line basis
Improvements to property	- 2% on straight line basis
Plant and machinery	- 15% on reducing balance
Fixtures and fittings	- 10% on straight line basis
Motor vehicles	- 20% on reducing balance

Deemed cost

The Company previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation and accumulated impairment losses. The Company has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Subsequent additions and major components

Subsequent costs are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the company and the cost can be measured reliably.

The carrying amount of any replaced component is derecognised. Major components are treated as a separate asset when they have significantly different patterns of consumption of economic benefits and are depreciated separately over its useful life.

Repairs and maintenance costs are expensed as incurred.

Derecognition

Tangible assets are derecognised on disposal or when no future economic benefits are expected. On disposal, the difference between the net disposal proceeds and the carrying amount is recognised in profit or loss.

Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

Stocks

Stock is stated at the lower of cost and estimated selling price less costs to complete and sell. Stock is recognised as an expense in the period in which the related revenue is recognised.

Cost includes materials, direct labour and an attributable proportion of manufacturing overheads based on normal levels of activity. Cost is calculated using the FIFO (first-in, first-out) method.

At the end of each reporting period stock is assessed for impairment. If an item of stock is impaired, the identified stock is reduced to its selling price less costs to complete and sell and an impairment is recognised in the profit and loss account. Where a reversal of the impairment is recognised the impairment charge is reversed, up to the original impairment loss, and is recognised as a credit in the profit and loss account.

Milletts Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

3. ACCOUNTING POLICIES - continued

Financial instruments

The company has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

Financial assets

Basic financial assets, including trade and other debtors, cash and bank balances, are initially recognised at transaction price, 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.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the assets original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans and overdrafts and loans from fellow group companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Purchase ledger balances are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Millefs Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

3. ACCOUNTING POLICIES - continued

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Distributions to equity holders

Dividends and other distributions to company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the company's shareholders. These amounts are recognised in the statement of changes in equity.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described above in note 3, management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below.

Valuation of investment property

As described in note 12 to the financial statements, investment property is stated at fair value based on the valuation performed by an independent professional valuer Carter Jonas Chartered Surveyors with recent experience in the location and category of property valued. The valuer used observable market prices adjusted as necessary for any difference in the future, location or condition of the specific asset.

4. EMPLOYEES AND DIRECTORS

	2019	2018
	£	£
Wages and salaries	1,530,275	1,474,552
Social security costs	132,574	125,873
Other pension costs	16,757	9,032
	<u>1,679,606</u>	<u>1,609,457</u>

Millefs Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

4. EMPLOYEES AND DIRECTORS - continued

The average number of employees during the year was as follows:

	2019	2018
Farm shop & offices	96	95
Fruit	12	12
	<u>108</u>	<u>107</u>

	2019 £	2018 £
Directors' remuneration	<u>-</u>	<u>-</u>

5. OPERATING PROFIT

The operating profit is stated after charging/(crediting):

	2019 £	2018 £
Other operating leases	15,350	16,220
Depreciation - owned assets	122,826	116,543
Depreciation - assets on hire purchase contracts	44,803	41,792
Profit on disposal of fixed assets	(1,230)	(1,708)
Goodwill amortisation	7,633	7,633
Auditors' remuneration	16,227	15,454
Auditors' remuneration for non audit work	13,724	16,659
	<u>135,337</u>	<u>126,239</u>

6. INTEREST PAYABLE AND SIMILAR EXPENSES

	2019 £	2018 £
AMC interest	122,561	113,814
Hire purchase	12,776	12,425
	<u>135,337</u>	<u>126,239</u>

7. TAXATION

Analysis of the tax charge

The tax charge on the profit for the year was as follows:

	2019 £	2018 £
Current tax:		
UK corporation tax	93,394	83,259
Deferred tax	185,136	27,755
Tax on profit	<u>278,530</u>	<u>111,014</u>

Millefs Farm Centre Limited

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2019**

7. TAXATION - continued

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2019 £	2018 £
Profit before tax	<u>1,452,798</u>	<u>565,942</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2018 - 19%)	276,032	107,529
Effects of:		
Expenses not deductible for tax purposes	110	397
Capital allowances in excess of depreciation	(12,231)	(20,499)
Other timing differences	-	704
Deferred tax movement	185,136	(85,454)
Gain/loss on revaluation of investment property	(170,283)	108,664
Profit/loss on disposal of assets	(234)	(327)
Total tax charge	<u>278,530</u>	<u>111,014</u>

8. DIVIDENDS

	2019 £	2018 £
Ordinary A shares of £1 each Interim	161,280	119,050
Ordinary B shares of £1 each Interim	130,990	192,000
Ordinary C shares of £1 each Interim	14,400	14,400
	<u>306,670</u>	<u>325,450</u>

9. INTANGIBLE FIXED ASSETS

	Goodwill £
COST	
At 1 February 2018 and 31 January 2019	<u>38,166</u>
AMORTISATION	
At 1 February 2018	22,018
Amortisation for year	7,633
At 31 January 2019	<u>29,651</u>
NET BOOK VALUE	
At 31 January 2019	<u>8,515</u>
At 31 January 2018	<u>16,148</u>

Millefs Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Plant and machinery £
COST			
At 1 February 2018	3,439,541	115,657	919,649
Additions	-	20,590	169,969
Disposals	-	(9,292)	(2,917)
At 31 January 2019	3,439,541	126,955	1,086,701
DEPRECIATION			
At 1 February 2018	28,077	4,496	273,090
Charge for year	10,000	2,910	123,667
Eliminated on disposal	-	-	(1,089)
At 31 January 2019	38,077	7,406	395,668
NET BOOK VALUE			
At 31 January 2019	3,401,464	119,549	691,033
At 31 January 2018	3,411,464	111,161	646,559
	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 February 2018	216,036	51,517	4,742,400
Additions	-	8,300	198,859
Disposals	-	(250)	(12,459)
At 31 January 2019	216,036	59,567	4,928,800
DEPRECIATION			
At 1 February 2018	50,134	22,526	378,323
Charge for year	22,447	8,605	167,629
Eliminated on disposal	-	(141)	(1,230)
At 31 January 2019	72,581	30,990	544,722
NET BOOK VALUE			
At 31 January 2019	143,455	28,577	4,384,078
At 31 January 2018	165,902	28,991	4,364,077

Freehold property includes the following:

	£
Freehold buildings	461,923
Freehold land	2,939,541
	<u>3,401,464</u>

Freehold land included within freehold property is not depreciated.

Millefs Farm Centre Limited

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2019**

10. TANGIBLE FIXED ASSETS - continued

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Totals £
COST				
At 1 February 2018	134,201	183,381	17,413	334,995
Additions	43,850	-	-	43,850
At 31 January 2019	178,051	183,381	17,413	378,845
DEPRECIATION				
At 1 February 2018	34,657	43,337	3,483	81,477
Charge for year	22,836	19,181	2,786	44,803
At 31 January 2019	57,493	62,518	6,269	126,280
NET BOOK VALUE				
At 31 January 2019	120,558	120,863	11,144	252,565
At 31 January 2018	99,544	140,044	13,930	253,518

11. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 February 2018	5,261,674
Revaluations	896,224
At 31 January 2019	6,157,898
NET BOOK VALUE	
At 31 January 2019	6,157,898
At 31 January 2018	5,261,674

The brought forward property was brought in at its market value on the date of incorporation, as valued by Carter Jonas Chartered Surveyors. Carter Jonas are independent valuers who have an appropriate recognised qualification and recent experience in the location and category of the properties being valued.

The directors have considered that the investment property's fair value at 31 January 2019 is materially different from the market value on the date of incorporation, and therefore based on the assumptions used by Carter Jonas in the 'report for valuations' dated August 2014, an increase of £896,224 has been recognised in the financial statements.

During the year, the company has built a new property which is included in investment property additions at cost which is considered to be the same as its fair value, in all material respects. Costs incurred in the prior year in respect of this property have been transferred from freehold property at cost.

Fair value at 31 January 2019 is represented by:

	£
Valuation in 2015	4,080,218
Valuation in 2018	23,922
Valuation in 2019	896,224
Cost	1,157,534
	6,157,898

Milletts Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

12. STOCKS		
	2019	2018
	£	£
Stock	<u>415,965</u>	<u>385,658</u>
13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2019	2018
	£	£
Trade debtors	315,386	287,688
Other debtors	<u>42,962</u>	<u>18,438</u>
	<u>358,348</u>	<u>306,126</u>
14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2019	2018
	£	£
Bank loans and overdrafts (see note 16)	52,402	10,471
Other loans (see note 16)	11,101	10,503
Hire purchase contracts (see note 17)	107,092	94,137
Trade creditors	314,915	276,283
Tax	93,394	83,259
Social security and other taxes	35,101	23,994
VAT	64,407	19,620
Other creditors	26,900	36,900
Directors' current accounts	482,677	492,376
Accruals and deferred income	<u>155,505</u>	<u>171,041</u>
	<u>1,343,494</u>	<u>1,218,584</u>
15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
	2019	2018
	£	£
Bank loans (see note 16)	4,171,278	4,233,275
Other loans (see note 16)	-	11,101
Hire purchase contracts (see note 17)	<u>81,637</u>	<u>154,716</u>
	<u>4,252,915</u>	<u>4,399,092</u>
16. LOANS		
An analysis of the maturity of loans is given below:		
	2019	2018
	£	£
Amounts falling due within one year or on demand:		
Bank overdrafts	8,092	10,471
Bank loans	44,310	-
Other loans	<u>11,101</u>	<u>10,503</u>
	<u>63,503</u>	<u>20,974</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	45,499	-
Other loans - 1-2 years	<u>-</u>	<u>11,101</u>
	<u>45,499</u>	<u>11,101</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>461,612</u>	<u>300,529</u>

Amounts falling due in more than five years:

Millefs Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

16. LOANS - continued

	2019 £	2018 £
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	3,664,167	3,932,746
	<u>3,664,167</u>	<u>3,932,746</u>

17. LEASING AGREEMENTS

Minimum lease payments under hire purchase fall due as follows:

	2019 £	2018 £
Net obligations repayable:		
Within one year	107,092	94,137
Between one and five years	81,637	154,716
	<u>188,729</u>	<u>248,853</u>

Hire purchase liabilities are secured over the assets to which they relate.

18. SECURED DEBTS

The following secured debts are included within creditors:

	2019 £	2018 £
Bank overdrafts	8,092	10,471
Bank loans	4,215,588	4,233,275
Other loans	11,101	21,604
	<u>4,234,781</u>	<u>4,265,350</u>

The company's bankers and loan providers have fixed and floating charges over the company's freehold and investment property.

19. PROVISIONS FOR LIABILITIES

	2019 £	2018 £
Deferred tax		
Accelerated capital allowances	117,598	102,745
Other timing differences	174,828	4,545
	<u>292,426</u>	<u>107,290</u>

	Deferred tax £
Balance at 1 February 2018	107,290
Accelerated capital allowances	10,308
Revaluation of investment property	174,828
Balance at 31 January 2019	<u>292,426</u>

Millefs Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

20. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal value:	2019	2018
Number:	Class:		£	£
80,000	Ordinary A	£1	80,000	80,000
10,000	Ordinary B	£1	10,000	10,000
20,000	Ordinary C	£1	20,000	20,000
			<u>110,000</u>	<u>110,000</u>

21. RESERVES

	Retained earnings £	Share premium £	Capital contributions £	Totals £
At 1 February 2018	223,228	3,492,935	825,580	4,541,743
Profit for the year	1,174,268			1,174,268
Dividends	(306,670)			(306,670)
At 31 January 2019	<u>1,090,826</u>	<u>3,492,935</u>	<u>825,580</u>	<u>5,409,341</u>

22. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 31 January 2019 and 31 January 2018:

	2019 £	2018 £
N J Carter		
Balance outstanding at start of year	(3)	(278)
Amounts advanced	123,226	139,306
Amounts repaid	(123,790)	(139,031)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(567)</u>	<u>(3)</u>
A D Carter		
Balance outstanding at start of year	(230,930)	(231,541)
Amounts advanced	118,844	216,299
Amounts repaid	(119,262)	(215,688)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(231,348)</u>	<u>(230,930)</u>
Mrs S C Viney		
Balance outstanding at start of year	(261,444)	(288,172)
Amounts advanced	59,899	63,059
Amounts repaid	(49,219)	(36,331)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(250,764)</u>	<u>(261,444)</u>

The amounts owed to/by directors are loaned interest free and are repayable on demand.

Millets Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

23. RELATED PARTY DISCLOSURES

The directors received the following dividends:

	2019 £	2018 £
N J Carter	70,945	43,031
A D Carter	65,434	39,688
S C Viney	59,899	36,331

Millets Farm Shop Ltd

A company in which N J Carter and A D Carter are directors and shareholders.

During the year dividends of £105,690 (2018 - £192,000) were paid to Millets Farm Shop Ltd.

During the period the company made sales of £81,746 (2018 - £82,343) and charged rent of £74,664 (2018 - £74,664) to Millets Farm Shop Ltd. Purchases totalling £123,679 (2018 - £119,950) were made by the company from Millets Farm Shop Ltd. Expenses of £11,639 (2018 - £8,782) were reimbursed to the company during the period.

At the year end the company owed Millets Farm Shop Ltd £nil (2018 - £26,700).

J L Carter & Partners

A partnership in which N J Carter and A D Carter are partners.

During the period the company made sales of £240 (2018 - £nil) and purchases totalling £16,021 (2018 - £27,816) to/from J L Carter & Partners. Expenses of £42,903 were reimbursed to the company during the period (2018 - £50,710). Management charges of £78,900 (2018 - £78,900) and rent of £6,950 (2018 - £6,500) were paid to J L Carter & Partners during the period, in respect of administration services and rental services provided to the company.

The following amounts were due (to)/from the related party at the balance sheet date:

	2019 £	2018 £
Included within trade debtors	4,194	9,341
Included within trade creditors	(45,416)	(57,333)
Included within other creditors	-	(36,900)
	<u>(41,222)</u>	<u>(84,892)</u>

Millets Farm Shop (Evesham)

Part of J L Carter & Partners, a partnership in which N J Carter and A D Carter are partners.

During the period the company made sales of £nil (2018 - £17,618) and purchased goods totalling £nil (2018 - £13,678) to/from Millets Farm Shop (Evesham). Expenses totalling £nil were paid to the company during the period (2018 - £2,596).

There are no amounts due (to)/from the related party at the balance sheet date or at the end of the comparative year.

Millets Vegetables

Part of J L Carter & Partners, a partnership in which N J Carter and A D Carter are partners.

During the period the company made sales of £4,699 (2018 - £6,927) and charged rent of £4,620 (2018 - £4,800) to Millets Vegetables. Purchases totalling £101,767 (2018 - £82,420) were made by the company from Millets Vegetables during the period. Expenses totalling £2,400 (2018 - £13,335) were reimbursed to the company during the period.

The following amounts were due (to)/from the related party at the balance sheet date:

Millets Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

	2019 £	2018 £
Included within trade debtors	1,816	2,090
Included within trade creditors	(3,989)	(743)
	<u>(2,173)</u>	<u>1,347</u>

Millets Farm Restaurant Ltd

A company in which N J Carter and A D Carter are directors and shareholders.

During the period the company made sales of £149,550 (2018 - £124,938) and charged rent of £145,385 (2018 - £134,801) to Millets Farm Restaurant Ltd. Purchases totalling £1,388 (2018 - £21,794) were made by the company from Millets Farm Restaurant Ltd during the period. Expenses totalling £260,713 were reimbursed to the company during the period (2018 - £185,784).

The following amounts were due (to)/from the related party at the balance sheet date:

	2019 £	2018 £
Included within trade debtors	111,518	85,473
Included within trade creditors	(2,640)	(4,711)
	<u>108,878</u>	<u>80,762</u>

Millets Playbarn Ltd

A company in which N J Carter and A D Carter are directors and shareholders.

During the period the company made sales of £3,476 (2018 - £6,777), charged rent of £60,000 (2018 - £11,972) and gave management charges of £49,190 (2018 - £11,666) to Millets Playbarn Ltd. Purchases totalling £nil (2018 - £1,210) were made by the company from Millets Playbarn Ltd during the period. Expenses totalling £59,042 (2018 - £22,944) were reimbursed to the company during the period

The following amounts were due (to)/from the related party at the balance sheet date:

	2019 £	2018 £
Included within trade debtors	30,466	17,784
	<u>30,466</u>	<u>17,784</u>

Beauty Within Millets Ltd

A company in which N J Carter's daughter is a director and shareholder.

During the period the company charged rent of £4,800 (2018 - £4,400) to Beauty Within Millets Ltd.

Other transactions

During the year the company paid £4,800 to N J Carter for rent of a property for staff accommodation.

24. ULTIMATE CONTROLLING PARTY

The company is under the control of its directors, N J Carter, A D Carter and S C Viney.

Milletts Farm Centre Limited

Notes to the Financial Statements - continued
for the Year Ended 31 January 2019

25. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	2019	2018
	£	£
Profit before taxation	1,452,798	565,942
Depreciation charges	175,261	165,967
Profit on disposal of fixed assets	(1,230)	(1,708)
Gain on revaluation of fixed assets	(896,224)	(23,922)
Finance costs	135,337	126,239
	<hr/>	<hr/>
	865,942	832,518
Increase in stocks	(30,307)	(47,412)
Increase in trade and other debtors	(52,222)	(116,218)
Increase/(decrease) in trade and other creditors	68,991	(18,790)
	<hr/>	<hr/>
Cash generated from operations	852,404	650,098
	<hr/>	<hr/>

26. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 January 2019

	31.1.19	1.2.18
	£	£
Cash and cash equivalents	83,372	43,026
Bank overdrafts	(8,092)	(10,471)
	<hr/>	<hr/>
	75,280	32,555
	<hr/>	<hr/>

Year ended 31 January 2018

	31.1.18	1.2.17
	£	£
Cash and cash equivalents	43,026	159,786
Bank overdrafts	(10,471)	-
	<hr/>	<hr/>
	32,555	159,786
	<hr/>	<hr/>