

Company Registration No. 01182979 (England and Wales)

**Lockwood Estates Limited**

**Financial statements  
for the year ended 31 December 2016**

**Pages for filing with the Registrar**

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## **Lockwood Estates Limited**

### **Company information**

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#### **Directors**

J W Lockwood  
J A Lockwood  
A W Lockwood  
H Lockwood  
A Buckley

#### **Secretary**

M C Karran

#### **Company number**

01182979

#### **Registered office**

Scampton House  
Scampton  
Lincoln  
LN1 2SF

#### **Independent auditors**

Saffery Champness LLP  
Suite C, Unex House  
Bourges Boulevard  
Peterborough  
Cambridgeshire  
PE1 1NG

#### **Bankers**

Clydesdale Bank plc  
20 Merrion Way  
Leeds  
LS2 8NZ

HSBC Bank plc  
221 High Street  
Lincoln  
LN1 1TS

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# **Lockwood Estates Limited**

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**Lockwood Estates Limited**

**Statement of financial position  
As at 31 December 2016**

			<b>2016</b>		<b>2015</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>					
Intangible assets	<b>3</b>		110,600		165,900
Tangible assets	<b>4</b>		4,205,549		4,335,940
Investment properties	<b>5</b>		3,450,000		3,450,000
Investments	<b>6</b>		490		490
			<u>7,766,639</u>		<u>7,952,330</u>
<b>Current assets</b>					
Stocks		720,124		702,996	
Debtors falling due after one year	<b>7</b>	1,160,000		2,126,667	
Debtors falling due within one year	<b>7</b>	1,839,726		1,846,031	
Cash at bank and in hand		991,449		421,899	
		<u>4,711,299</u>		<u>5,097,593</u>	
<b>Creditors: amounts falling due within one year</b>	<b>8</b>	<u>(2,394,017)</u>		<u>(2,486,120)</u>	
Net current assets			2,317,282		2,611,473
<b>Total assets less current liabilities</b>			<u>10,083,921</u>		<u>10,563,803</u>
<b>Creditors: amounts falling due after more than one year</b>	<b>9</b>		(2,855,300)		(3,660,600)
<b>Provisions for liabilities</b>	<b>12</b>		(491,472)		(528,954)
<b>Net assets</b>			<u>6,737,149</u>		<u>6,374,249</u>
<b>Capital and reserves</b>					
Called up share capital	<b>14</b>		746,729		746,729
Share premium account			493,379		493,379
Profit and loss reserves			5,497,041		5,134,141
<b>Total equity</b>			<u>6,737,149</u>		<u>6,374,249</u>

**Lockwood Estates Limited**

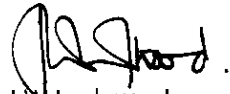
**Statement of financial position (continued)**  
**As at 31 December 2016**

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

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 23 June 2017 and are signed on its behalf by:



J W Lockwood

**Director**

**Company Registration No. 01182979**

**Lockwood Estates Limited**

**Statement of changes in equity**

**For the year ended 31 December 2016**

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	<b>Share capital</b>	<b>Share premium account</b>	<b>Profit and loss reserves</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Balance at 1 January 2015</b>	746,729	493,379	4,657,481	5,897,589
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Year ended 31 December 2015:</b>				
Profit and total comprehensive income for the year	-	-	476,660	476,660
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Balance at 31 December 2015</b>	746,729	493,379	5,134,141	6,374,249
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Year ended 31 December 2016:</b>				
Profit and total comprehensive income for the year	-	-	362,900	362,900
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Balance at 31 December 2016</b>	746,729	493,379	5,497,041	6,737,149
	<hr/>	<hr/>	<hr/>	<hr/>

**1 Accounting policies**

**Company information**

Lockwood Estates Limited is a private company limited by shares incorporated in England and Wales. The registered office is Scampton House, Scampton, Lincoln, LN1 2SF.

**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 and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Turnover**

Turnover represents sales to customers and subsidies receivable in respect of crops and is stated net of value added tax.

**1.3 Intangible fixed assets other than goodwill**

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date if the fair value can be measured reliably.

Amortisation 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:

Basic Payment Scheme entitlement	over 4 years
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**1.4 Tangible fixed assets**

Tangible fixed assets 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:

Freehold land and buildings	2 - 4% on cost
Leasehold land and buildings	2 - 4% on cost
Plant and machinery	10 - 25% on reducing balance

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2016**

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**1 Accounting policies (continued)**

Freehold land is not depreciated.

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 profit or loss.

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 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired term is less than 20 years.

No depreciation is provided on freehold investment properties. The requirement of the Companies Act 2006 is to depreciate all fixed assets which have a useful economic life but that requirement conflicts with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland, for the financial statements to give a true and fair view.

**1.6 Impairment of fixed 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.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.



Notes to the financial statements (continued)

For the year ended 31 December 2016

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**1 Accounting policies (continued)**

**1.7 Stocks**

Stocks are stated at the lower of cost and net realisable value. Costs of growing crops include overheads appropriate to the stage of production. Provisions are made where necessary to reduce the cost of stock to net realisable value.

**1.8 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**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 debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

***Other financial assets***

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

**1 Accounting policies (continued)**

***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 creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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. Accounts payable are classified as 'creditors: amounts falling due within one year' if payment is due within one year or less. If not, they are presented as 'creditors: amounts falling due after more than one year'. Trade creditors 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 direct issue 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.

**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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

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. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income. 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, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

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**

The company operates a defined contribution pension scheme. The contributions are charged to the profit and loss account in the period in which they are paid.

**1.14 Leases**

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the statement of financial position as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to the income statement so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

Notes to the financial statements (continued)  
For the year ended 31 December 2016

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**1 Accounting policies (continued)**

**1.15 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.*

**1.16 Revenue recognition - Basic Payment Scheme**

In any Scheme Year, the right to the Basic Payment Scheme entitlement is recognised if there is a reasonable certainty over the existence of the right to the Basic Payment Scheme for that Scheme Year and once all conditions attached to the BPS have been met.

**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was 20 (2015 - 19).

**3 Intangible fixed assets**

	<b>Basic Payment Scheme entitlement £</b>
<b>Cost</b>	
At 1 January 2016	221,200
At 31 December 2016	221,200
<b>Amortisation and impairment</b>	
At 1 January 2016	55,300
Amortisation charged for the year	55,300
At 31 December 2016	110,600
<b>Carrying amount</b>	
At 31 December 2016	110,600
At 31 December 2015	165,900

**Lockwood Estates Limited**

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2016**

**4 Tangible fixed assets**

	Land and buildings	Plant and machinery etc	Total
	£	£	£
<b>Cost</b>			
At 1 January 2016	4,486,570	2,972,926	7,459,496
Additions	67,935	75,475	143,410
Disposals	(30,000)	(18,945)	(48,945)
At 31 December 2016	4,524,505	3,029,456	7,553,961
<b>Depreciation and impairment</b>			
At 1 January 2016	1,187,457	1,936,099	3,123,556
Depreciation charged in the year	41,518	195,323	236,841
Eliminated in respect of disposals	-	(11,985)	(11,985)
At 31 December 2016	1,228,975	2,119,437	3,348,412
<b>Carrying amount</b>			
At 31 December 2016	3,295,530	910,019	4,205,549
At 31 December 2015	3,299,113	1,036,827	4,335,940

Included in freehold land and buildings is freehold land stated at a valuation in 1993 of £1,540,000. On a historical cost basis this would have been included at an original cost of £1,646,791.

The net carrying value of tangible fixed assets includes £93,928 (2015 - £260,121) in respect of assets held under finance leases or hire purchase contracts. The depreciation charge in respect of such assets amounted to £13,418 (2015 - £53,353) for the year.

**5 Investment property**

	2016 £
<b>Fair value</b>	
At 1 January 2016 and 31 December 2016	3,450,000

The fair value of investment properties has been arrived at on an open market value basis by reference to market evidence of transaction prices for similar properties. No depreciation is provided in respect of these properties.

Notes to the financial statements (continued)  
For the year ended 31 December 2016

**6 Fixed asset investments**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Investments	490	490

Investments are held at cost.

**Movements in fixed asset investments**

	<b>Investments other than loans £</b>
<b>Cost or valuation</b>	
At 1 January 2016 & 31 December 2016	490
<b>Carrying amount</b>	
At 31 December 2016	490
At 31 December 2015	490

**7 Debtors**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Trade debtors	560,254	883,523
Other debtors	1,279,472	962,508
	<u>1,839,726</u>	<u>1,846,031</u>
<b>Amounts falling due after more than one year:</b>		
Other debtors	1,160,000	2,126,667
	<u>1,160,000</u>	<u>2,126,667</u>
<b>Total debtors</b>	<u>2,999,726</u>	<u>3,972,698</u>

**Lockwood Estates Limited****Notes to the financial statements (continued)****For the year ended 31 December 2016****8 Creditors: amounts falling due within one year**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Net obligations under hire purchase contracts	62,327	104,627
Trade creditors	411,169	496,771
Taxation and social security	63,001	99,366
Other creditors	1,857,520	1,785,356
	<u>2,394,017</u>	<u>2,486,120</u>

**9 Creditors: amounts falling due after more than one year**

	<b>Notes</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
Loans and overdrafts	<b>11</b>	2,800,000	3,550,000
Government grants		55,300	110,600
		<u>2,855,300</u>	<u>3,660,600</u>

The bank loan is secured by a fixed and floating charge over the assets of the company. The bank loan has a maturity date of 27 December 2018. The bank loan carries interest at a rate equivalent to two percent above the prevailing Bank of England base rate.

**10 Finance lease obligations**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Future minimum lease payments due under hire purchase:		
Within one year	<u>62,327</u>	<u>104,627</u>

Hire purchase payments represent rentals payable by the company for certain items of plant and machinery. Agreements include purchase options at the end of the lease period, and no restrictions are placed on the use of the assets. All leases are on a fixed repayment basis and no arrangements have been entered into for contingent rental payments.

**Lockwood Estates Limited****Notes to the financial statements (continued)****For the year ended 31 December 2016****11 Loans and overdrafts**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Bank loans	2,800,000	3,550,000
	<u>2,800,000</u>	<u>3,550,000</u>
Payable after one year	2,800,000	3,550,000
	<u>2,800,000</u>	<u>3,550,000</u>

**12 Provisions for liabilities**

	<b>Notes</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
Deferred tax liabilities	<b>13</b>	491,472	528,954
		<u>491,472</u>	<u>528,954</u>

**13 Deferred taxation**

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	<b>Liabilities</b>	<b>Liabilities</b>
	<b>2016</b>	<b>2015</b>
<b>Balances:</b>	<b>£</b>	<b>£</b>
Accelerated capital allowances	61,758	70,653
Tax losses	(1,734)	(1,596)
Investment property	431,448	459,897
	<u>491,472</u>	<u>528,954</u>



Notes to the financial statements (continued)  
For the year ended 31 December 2016

13 Deferred taxation (continued)

	2016
	£
<b>Movements in the year:</b>	
Liability at 1 January 2016	528,954
Credit to profit or loss	(11,615)
Effect of change in tax rate - profit or loss	(25,867)
Liability at 31 December 2016	<u>491,472</u>

The deferred tax liability set out above is expected to reverse after 12 months and relates to accelerated capital allowances that are expected to mature within the same period.

14 Called up share capital

	2016	2015
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
239,277 Ordinary shares of £1 each	239,277	239,277
507,452 Non-voting shares of £1 each	507,452	507,452
	<u>746,729</u>	<u>746,729</u>

The ordinary share holders and non-voting share holders rank equally in all respects except that the holders of non-voting shares have no right to receive notice of or attend at any general meeting of the company.

15 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditors' report was unqualified.

The senior statutory auditor was Stephen Collins.

The auditor was Saffery Champness LLP.

16 Financial commitments, guarantees and contingent liabilities

The company's investment property has been provided as security in respect of bank loans totalling £8.28 million (2015 - £8.28 million) taken out by Castle Square Developments Limited.

**Notes to the financial statements (continued)**

For the year ended 31 December 2016

**17 Operating lease commitments**

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2016 £	2015 £
Within one year	142,481	184,331
Between two and five years	48,750	60,000
In over five years	-	6,250
	<u>191,231</u>	<u>250,581</u>

**18 Related party transactions**

**Transactions with related parties**

During the year the company entered into the following transactions with related parties:

	Dividends received		Contracting and rental income	
	2016 £	2015 £	2016 £	2015 £
Entities over which the entity has control, joint control or significant influence	124,502	-	173,800	173,203
Other related parties	-	-	175,000	173,133
	<u>124,502</u>	<u>-</u>	<u>348,800</u>	<u>346,336</u>

The following amounts were outstanding at the reporting end date:

	2016 £	2015 £
<b>Amounts owed to related parties</b>		
Directors and other related parties	1,645,758	1,562,028
	<u>1,645,758</u>	<u>1,562,028</u>

**18 Related party transactions (continued)**

The following amounts were outstanding at the reporting end date:

	<b>2016</b>
	<b>Balance</b>
<b>Amounts owed by related parties</b>	<b>£</b>
Other related parties	2,333,333
	<u><u>          </u></u>
	<b>2015</b>
	<b>Balance</b>
<b>Amounts owed in previous period</b>	<b>£</b>
Other related parties	2,900,000
	<u><u>          </u></u>

All loans carry a market rate of interest.

No guarantees have been given or received.

**Hall Farm Partners**

**Unaudited financial statements  
for the year ended 31 December 2016**



## Hall Farm Partners

### Partnership information

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#### Partners

J S F Hood Limited  
Lockwood Estates Limited

#### Accountants

Saffery Champness LLP  
Suite C, Unex House  
Bourges Boulevard  
Peterborough  
Cambridgeshire  
PE1 1NG

#### Bankers

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Henley Way  
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Lincolnshire  
LN6 3QR

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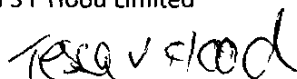
**Hall Farm Partners**

**Approval of the financial statements and accountants' report**

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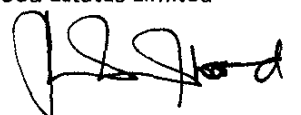
*In accordance with the engagement letter dated 7 April 2017, we approve the financial statements set out on pages 2 to 8. We acknowledge our responsibility for the financial statements, including the appropriateness of the accounting basis as set out in note 1 to the financial statements, and for providing Saffery Champness LLP with all information and explanations necessary for their compilation.*

J S F Hood Limited



Date : 13 June 2017

Lockwood Estates Limited



*In accordance with the engagement letter dated 7 April 2017, we have prepared for your approval the financial statements of Hall Farm Partners for the year, set out on pages 2 to 8 from the entity's accounting records and from information and explanations you have given to us.*

*As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/members](http://icaew.com/members) handbook.*

*This report is made solely to you, in accordance with the terms of our engagement letter dated 7 April 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Hall Farm Partners and state those matters that we have agreed to state to you in this report in accordance with ICAEW Technical Release TECH08/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than you, for our work or for this report.*

*You have approved the financial statements for the year and have acknowledged your responsibility for them, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for their compilation.*

*We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.*

  
Saffery Champness LLP

**Accountants**

13 June 2017

Suite C, Unex House  
Bourges Boulevard  
Peterborough  
Cambridgeshire  
PE1 1NG

**Hall Farm Partners**

**Profit and loss account**

**For the year ended 31 December 2016**

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		<b>2016</b>	<b>2015</b>
	<b>Notes</b>	<b>£</b>	<b>as restated £</b>
<b>Turnover</b>		499,145	432,381
<b>Cost of sales</b>		(373,228)	(298,088)
<b>Gross profit</b>		<u>125,917</u>	<u>134,293</u>
Administrative expenses		(28,987)	(43,811)
Other operating income		<u>97,177</u>	<u>96,225</u>
<b>Operating profit</b>	<b>2</b>	194,107	186,707
Interest payable and similar charges		<u>(6,460)</u>	<u>(5,644)</u>
<b>Profit on ordinary activities before taxation</b>		187,647	181,063
Tax on profit on ordinary activities	<b>3</b>	<u>-</u>	<u>-</u>
<b>Profit for the year</b>		<u><u>187,647</u></u>	<u><u>181,063</u></u>

The notes on pages 5 to 8 form part of these financial statements.



**Hall Farm Partners**

**Balance sheet**

**As at 31 December 2016**

		<b>2016</b>		<b>2015</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>					
Tangible assets	<b>5</b>		3,674		4,287
<b>Current assets</b>					
Stocks		241,610		262,009	
Debtors	<b>6</b>	48,195		54,646	
		<u>289,805</u>		<u>316,655</u>	
<b>Creditors: amounts falling due within one year</b>	<b>7</b>	<u>(282,943)</u>		<u>(320,118)</u>	
<b>Net current assets/(liabilities)</b>			6,862		(3,463)
<b>Total assets less current liabilities</b>			<u>10,536</u>		<u>824</u>
Partners' current accounts	<b>8</b>		10,536		824
<b>Partners' funds</b>			<u>10,536</u>		<u>824</u>

**Hall Farm Partners**

**Balance sheet (continued)**  
**As at 31 December 2016**

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For the financial year ended 31 December 2016 the partnership was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to accounts, so far as applicable to the partnership.

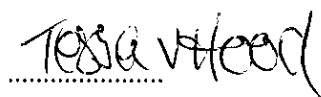
**Partners' responsibilities:**

- The partners have not required the partnership to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The partners acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the financial statements.

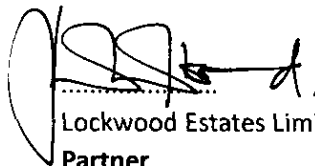
These financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies' regime.

The notes on pages 5 to 8 form part of these financial statements.

Approved by the partners for issue on 13 June 2017



J S F Hood Limited  
**Partner**



Lockwood Estates Limited  
**Partner**

## Hall Farm Partners

### Notes to the financial statements For the year ended 31 December 2016

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#### **1 Accounting policies**

##### **1.1 Accounting convention**

The financial information is compiled on an agreed accounting basis that:

- enables profits to be calculated such as to meet the requirements of Section 25 of the Income Tax (Trading and Other Income) Act 2005; and
- provides sufficient and relevant information to enable the completion of a tax return.

##### **1.2 Compliance with accounting standards**

The financial information is not intended to achieve full compliance with the provisions of UK Generally Accepted Accounting Principles.

##### **1.3 Turnover**

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

##### **1.4 Sugar beet quotas**

Sugar beet quotas are valued at cost less accumulated amortisation. Amortisation is calculated to write off the cost in equal annual instalments over their estimated useful lives.

##### **1.5 Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	20% straight line
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##### **1.6 Stock**

Stock is valued at the lower of cost and net realisable value.

##### **1.7 Basic payment scheme**

In any Scheme Year, the right to the Basic Payment Scheme entitlement is recognised if there is a reasonable certainty over the existence of the right to the Basic Payment Scheme for that Scheme Year and once all conditions attached to the BPS have been met.

##### **1.8 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.

## Hall Farm Partners

### Notes to the financial statements (continued) For the year ended 31 December 2016

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<b>2</b>	<b>Operating profit</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	Operating profit is stated after charging:		
	Amortisation of intangible assets	-	3,795
	Depreciation of tangible assets	612	612
		<u>612</u>	<u>612</u>

### 3 Taxation

Corporation tax is borne by the partners severably and no provision for taxation is therefore included within these accounts.

### 4 Intangible fixed assets

	<b>Sugar beet quotas £</b>
<b>Cost</b>	
At 1 January 2016 & at 31 December 2016	18,975
	<u>18,975</u>
<b>Amortisation</b>	
At 1 January 2016 & at 31 December 2016	18,975
	<u>18,975</u>
<b>Net book value</b>	
At 31 December 2016	-
	<u>-</u>
At 31 December 2015	-
	<u>-</u>

Hall Farm Partners

Notes to the financial statements (continued)  
For the year ended 31 December 2016

5 Tangible fixed assets

	Plant and machinery £
<b>Cost</b>	
At 1 January 2016 & at 31 December 2016	10,326
<b>Depreciation</b>	
At 1 January 2016	6,039
Charge for the year	613
At 31 December 2016	6,652
<b>Net book value</b>	
At 31 December 2016	3,674
At 31 December 2015	4,287

6 Debtors

	2016 £	2015 £
Trade debtors	7,380	25,499
Other debtors	40,815	29,147
	48,195	54,646

7 Creditors: amounts falling due within one year

	2016 £	2015 £
Bank loans and overdrafts	91,049	157,912
Trade creditors	72,502	51,379
Other creditors	119,392	110,827
	282,943	320,118

## Hall Farm Partners

### Notes to the financial statements (continued)

For the year ended 31 December 2016

#### 8 Partners' current accounts

	At 1 Jan 2016 £	1st Charge £	2nd Charge £	Share of profits £	Drawings £	At 31 Dec 2016 £
J S F Hood Limited	412	78,259	-	49,742	(123,145)	5,268
Lockwood Estates Limited	412	-	9,903	49,743	(54,790)	5,268
	<u>824</u>	<u>78,259</u>	<u>9,903</u>	<u>99,485</u>	<u>(177,935)</u>	<u>10,536</u>