Company Registration No. 04362181 (England and Wales)

ENGLISH WINES GROUP PLC

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2010

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DIRECTORS AND ADVISERS

Registrars

Directors P Brett

F D Thompson R A B Woodhouse N W Wray

Secretary RAB Woodhouse

Company number 4362181

Registered office Chapel Down Winery, Small Hythe Road

Tenterden Kent TN30 7NG

Registered auditors Creaseys LLP

Chartered Accountants & Statutory Auditors

12 Lonsdale Gardens Tunbridge Wells

Kent TN1 1PA

Bankers Barclays Bank Plc
Kent Business Centre

17 North Street Ashford Kent

• BX3 2BB

Capita Registrars

34 Beckenham Road

Beckenham Kent BR3 4TU

Financial advisers Rivington Street Corporate Finance Limited

3rd Foor

3 London Wall Buildings

London Wall London EC2M 5SY

Solicitors Thomson Snell & Passmore 3 Lonsdale Gardens

3 Lonsdale Gardens Tunbridge Wells Kent

TN1 1NX

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CHAIRMAN'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2010

Summary

I have pleasure in presenting the company's Annual Report and Financial Statements for the 12 months ending 31st December 2010

Overall turnover has risen 7% to £2,668,249 principally due to a 6% increase in volume of wine sold

Gross profit is up 5% at £1,260,992, a gross profit margin of 47%

The Group made a pre-tax profit of £84,557 compared with a pre-tax profit of £61,828 in the previous year *

The 6% increase in volume, along with the impact of increasing raw material and fuel prices and unfavourable exchange rates, has led to an overall increase in cost of sales of 9%

Administration and marketing expenses have been tightly controlled, increasing by only 3% on a like for like basis at £1,007,605

Operations

We continue to make good progress on our key targets -

- Pricing continues to move forward. Despite poor trading conditions and heavy discounting on Champagne, our average selling price (excluding duty) has increased by 1%
- Volumes are being managed to maintain supply to key customers
- We are receiving strong support from D&D (formerly Conran) restaurants, Ramsay Holdings, Gary Rhodes, Selfridges, Roast and other well known prestige accounts and this is helping to improve awareness amongst our target audience
- Similarly, we are receiving strong support from key retailers including Waitrose, Sainsbury, Marks and Spencer, Morrisons and Majestic
- Overheads continue to be well controlled, with bad debts at almost zero in spite of the recession
- We continue to seek growers to supply us with premium grapes
- The development of our land at Kit's Coty, Aylesford has been successful, with the first small crop harvested in 2010
- The 2010 harvest was 30% up in volume terms on 2009

CHAIRMAN'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

Particular highlights in 2010

Demand for our wines continues to exceed our ability to supply, despite the harsh economic climate and heavy discounting by many wine producers, in particular Champagne, which was being sold for under £10 a bottle at Christmas. This growing demand from our customers has been driven by the quality of our product and our high media profile, enabling us to charge a premium over some well known Chempagne brands over the Christmas 2010 period

Strong support from Waitrose Marks and Spencer, D&D (formerly Conran) restaurants, Ramsay Holdings, Gary Rhodes, Selfridges, Fortnum and Mason, Roast and other well known accounts is improving awareness, as is the continued success of our restaurant partners. Richard Philips at Chapel Down, which continues to grow and thrive despite the recess on

The Board believes that developing Chapel Down Into one of the leading drinks brands in the UK is the most important driver of value for the Company in the future. We will therefore continue to invest in our brand shead of sales to develop its premium appeal

The business is supported by substantial net tangible assets. In addition, we have considerable goodwill in the Chapel Down brand Included in these results is the impact of the £1 1m raised on 1st July 2009 via an 8% conventible loan. The net assets of the company, assuming full conversion of the loan notes to equity, would be £5.7m. This is in excess of 10p per share, assuming conversion of the loan notes only, and values our stock at that point at cost rather than Net Realisable Value, which in the opinion of the Directors represents a conservative valuation of realisable value. It also does not include our intangible brand value.

Our wines have won further awards in 2010. We are also delighted to have been awarded the Best Leisure and Tourism Business of the Year in the Kent Excellence in Business Awards (KEIBA)

The Directors believe the following risks to be the most significant to the Company. However, the risks listed do not necessarily comprise all those associated with an investment in the Company. In particular, the Company's performance may be affected by changes in market or economic condition and in legal regulatory and tax requirements

Harvest fallure

The risk of harvest failure is partially mitigated by the wide spread of contracted vineyards across the South East of England

The company's credit risk is primarily attributable to its trade debtors. Credit risk is managed by running credit checks on new customers and by monitoring payments against contractual terms

The 2010 harvest was encouraging and will enable us to substantially increase volumes of still wine sales in 2011 and sparkling wine sales from 2013. The new acreage added at our site at Kit's Cety will become fully productive from 2011 enabling us to sell more premium wines from 2012 onwards

We continue to welcome growers seeking to plant vines for us and the growing demand for our wines should ensure excellent growth for the Company in the medium term

Chairman

DATE: 13 April 2011

* FRS 20 accounting standard requires us to restate our profit to attribute a notional cost of non-cash share option agreements to the business. After adopting FRS 20, the accounts show a pre-tax profit of £33,342 (2009, £9,247 loss) a reduction in Group pre-tax profit of £51,215 (2009' £71,075) on the £84,557 referred to in the Chairman's Report (2009 £61,828)

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2010

The directors present their report and financial statements for the year ended 31 December 2010

Directors

The following directors have held office since 1 January 2010

P Brett
F D Thompson
R A B Woodhouse
N W Wray

Principal activities and review of the business

The principal activity of the company continues to be that of producing and selling wine. A review of the business appears in the Chairman's statement on pages 1 and 2.

Results and dividends

The consolidated profit and loss account for the year is set out on page 7

The directors do not recommend payment of an ordinary dividend

Creditor payment policy

The company's current policy concerning the payment of trade creditors is to

- establish the terms of payment with suppliers when agreeing the terms of each transaction,
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts, and
- pay in accordance with the company's contractual and other legal obligations

Auditors

In accordance with section 485 of the Companies Act 2006, a resolution proposing that Creaseys LLP be reappointed as auditors of the company will be put to the Annual General Meeting

Statement of Directors' responsibilities

The directors are responsible for preparing the directors report and 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). 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 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 estimates that are reasonable and prudent,
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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.

DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

Provision of information to auditors

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

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information

On behalf of the board

F D Thompson

Director 13 April 2011

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF ENGLISH WINES GROUP PLC FOR THE YEAR ENDED 31 DECEMBER 2010

We have audited the group and parent company financial statements of English Wines Group Plc for the year ended 31 December 2010, set out on pages 7 to 28. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and company's members as a body, for our audit work, for this report, or for the opinions we have formed

Respective responsibilities of directors and auditors

As explained more fully in the statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the Audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the group's and the parent company's affairs as at 31 December 2010 and of the group's profits 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

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF ENGLISH WINES GROUP PLC (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

Matters on which we are required to report by exception

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company 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

James Pearce BA (Hons) FCA (Senior Statutory Auditor)

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Creaseys LLP

Chartered Accountants
Statutory Auditors

12 Lonsdale Gardens Tunbridge Wells Kent TN1 1PA

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2010

	Notes	2010 £		2009 £	
Turnover	2	2,668,249		2,485,890	
Cost of sales		(1,407,257)		(1,286,410)	
Gross Profit		1,260,992		1,199,480	
Administrative expenses before share based payment Share based payment (FRS 20)	(1,	007,605) (51,215)	(977,478) (71,075)		
Administrative expenses after share based payment		(1,058,820)		(1,048,553)	
Operating profit/(loss)	3	202,172		150,927	
Other interest receivable and similar income Interest payable and similar charges	4	285 (169,115)		206 (160,380)	
Profit/(loss) on ordinary activities before taxation		33,342		(9,247)	
Tax оп profit/(loss) on ordinary activities	5	<u>-</u>			
Profit/(loss) on ordinary activities after taxation		33,342		(9,247)	
Profit/(loss) on ordinary activities before taxation - excluding FRS 20 share based payments		84,557		61,828	
The profit and loss account has been prepared on the basis that all operations are continuing operations					
Profit/(toss) per share (pence)	7				
- basic		0 08		(0 02)	
- diluted		0 08		(0 02)	

STATEMENT OF RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 31 DECEMBER 2010

2010	2009
£	£
33,342	(9,247)
33,342	(9,247)
2010	2009
£	£
33,342	(9,247)
38,631	39,387
71,973	30,140
71,973	30,140
	2010 £ 33,342 2010 £ 33,342 38,631 71,973

ENGLISH WINES GROUP PLC COMPANY REGISTRATION NO. 04362181 (ENGLAND AND WALES)

BALANCE SHEETS FOR THE YEAR ENDED 31 DECEMBER 2010

		Gro	Group		Company	
		2010	2009	2010	2009	
	Notes	£	£	£	£	
Fixed assets						
Intangible assets	8	104,557	120,796	104,557	120,796	
Tangible assets	9	4,945,516	4,839,087	4,324,016	4,344,320	
Investments	10	-		50,000	50,000	
		5,050,073	4,959,883	4,478,573	4,515,116	
Current assets						
Stocks	11	2,636,047	1,926,918	-	-	
Debtors	12	371,990	366,245	2,839,121	2,907,674	
Cash at bank and in hand		370,985	1,098,715	799	4,093	
		3,379,022	3,391,878	2,839,920	2,911,767	
Creditors amounts falling due						
within one year	13	(1,033,685)	(932,118)	(109,452)	(116,892)	
Net current assets		2,345,337	2,459,760	2,730,468	2,794,875	
Total assets less current liabilities		7,395,410	7,419,643	7,209,041	7,309,991	
Creditors amounts falling due						
after more than one year	14	(2,803,804)	(2,912,594)	(2,709,355)	(2,773,325)	
		4,591,606	4,507,049	4,499,686	4,536,666	
Capital and reserves						
Called up share capital	16	2,116,234	2,116,234	2,116,234	2,116,234	
Share premium account	17	1,790,352	1,790,352	1,790,352	1,790,352	
Revaluation reserve	17	1,415,069	1,453,700	1,234,885	1,265,189	
Other reserves	17	375,293	324,078	1,204,000	1,200,109	
Profit and loss account	17	(1,105,342)	(1,177,315)	(641,785)	(635,109)	
Shareholders' funds	18	4,591,606	4,507,049	4,499,686	4,536,666	

Approved by the Board and authorised for issue on 13 April 2011

F D Thompson

Director

RAB Woodhouse

A. il all oo Unice

Director

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2010

	Cash Flow Notes		2010 £		2009 £
Net cash inflow/(outflow) from operating activities	1		(168,848)		24,822
Returns on investments and servicing of finance Interest received Interest paid		285 (188,955)		206 (150,999)	
Net cash outflow for returns on investments and servicing of finance		<u></u>	(188,670)		(150,793)
Capital expenditure					, , ,
Payments to acquire tangible assets		(255,573)		(169,719)	
Net cash inflow/(outflow) for capital expenditure			(255,573)		(169,719)
Net cash inflow/(outflow) before management of liquid resources and financing	1		(613,091)		(295,690)
Financing					
New other long term loan Increase/(decrease) deferred income Repayment of long term bank loan Repayment of short term bank loan Capital element of hire purchase contracts		205 (108,995) 1,338 (7,187)		1,100,000 11,155 (110,994) (9,423) (25,082)	
Net cash inflow/(outflow) from financing	2		(114,639)		965,656
Increase/(decrease) in cash in year	2		(727,730)		669,966

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2010

1	Reconciliation of operating profit/(loss) to net cash inflow/(outflow) from operating activities			2010	2009
				£	£
	Operating profit/(loss)			202,172	150,927
	Depreciation of tangible assets			148,668	136,003
	Loss on disposal of assets			476	-
	Amortisation of intangible assets			16,239	16,240
	Share based payments			51,215	71,075
	(Increase)/decrease in stocks			(709,129)	(362,257)
	(Increase)/decrease in debtors			(5,745)	(152,375)
	Increase/(decrease) in creditors within one year			127,257	165,209
	Net cash inflow/(outflow) from operating activities			(168,848)	24,822
2	Analysis of net debt	1 January	Cash flow	Other non-	31 December
		2010		cash changes	2010
		£	£	£	£
	Net cash				
	Cash at bank and in hand	1,098,715	(727,730)	-	370,985
		1,098,715	(727,730)		370,985
	Finance leases	(7,187)	7,187	_	
	Debts falling due within one year	(107,867)	(1,338)		(109,205)
	Debts falling due after one year	(2,912,594)	108,790		(2,803,804)
		(3,027,648)	114,639	•	(2,913,009)
	Net debt	(1,928,933)	(613,091)	-	(2,542,024)

3	Reconciliation of net cash flow to movement in net debt			2010 £	2009 £
				_	
	Increase/(decrease) in cash in the year			(727,730)	669,966
	Cash (inflow)/outflow from (increase)/decrease in debt			114,639	(965,656)
	Movement in net debt in the year			(613,091)	(295,690)
	Opening net debt			(1,928,933)	(1,633,243)
	Closing net debt			(2,542,024)	(1,928,933)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2010

1 Accounting policies

11 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with applicable accounting standards

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated)

1.3 Resid of consolidation

The consolidated profit and loss account and balance sheet include the financial statements of the company and its subsidiary undertakings made up to 31 December 2010. The results of subsidianes sold or acquired are included in the profit and loss account up to or from the date control passes. Intra-group sales and profits are eliminated fully on consolidation.

14 Turnover

Tumover represents amounts receivable for goods and services net of VAT and trade discounts Revenue for trade sales is recognised at point of despatch and retail sales at point of purchase

1.5 Intellectual property and goodwill

Acquired goodwill is written off in equal instalments over 15 years, its estimated useful economic life

1.6 Tangible fixed assets and depreciation

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

Freehold land and buildings

Straight line over 50 years on the buildings and 20 years on Kits Coty Vineyard

Plant and machinery Fixtures, fittings and equipment Motor vehicles 5% straight line 15% reducing balance 25% reducing balance

1.7 Leasing and hire purchase commitments

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

Rentals payable under operating leases are charged against income on a straight line basis over the lease term

1 B Investments

Fixed asset investments are stated at cost less provision for diminution in value

19 Stock and work in progress

Stock and work in progress are valued at the lower of cost and net realisable value

Direct costs of the winery plus attributable overheads are used to value stock. The directors consider that this method is most appropriate for the nature of the company's activities.

1 10 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted

1 11 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruting at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruting at the date of the transaction. All differences are taken to the profit and loss account.

1 12 Convertible loan stock

The convertible loan stock has been treated as debt

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

2 Turnover

The total tumover of the group for the year has been derived from its principal activity

Segmental analysis by geographical area

The analysis by geographical area of the group's turnover is set out as below

	2010	2009
	£	£
Geographical segment		
UK	2,658,491	2,444,559
Other EU	1,302	1,880
Non EU	8,456	39,451
	2,668,249	2,485,890
Operating profit/(loss)	2010	2009
	£	£
Operating profit/(loss) is stated after charging		
Depreciation of intangible assets	16,239	16,240
Depreciation of tangible assets	148,668	136,003
Loss on foreign exchange transactions	121	3,981
Operating lease rentals	47,156	47,494
Auditors' remuneration (Company £4,680 , 2009 £3,750)	12,624	11,300
Auditors' remuneration other services relating to taxation	636	1,200
Auditors' all other services	2,228_	4,783

4	Interest payable	2010 £	2009 £
		-	-
	On bank loans and overdrafts	168,153	156,365
	Hire purchase interest	962	4,015
		169,115	160,380
	Loss to date on effective hedge loan	_ _	
	Interest Paid	169,115	160,380

At 31 December 2010 the Group and Company held a 5 year interest swap that reduced the Company's exposure to variability in cash-flows resulting from movements in base rate. This interest rate swap expires on 5 July 2012. During the period to 31 December 2010 no amount was recognised, for the loss or gain to date on the effective hedge.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

5	Taxation	2010	2009
		£	£
	Analysis of tax charge in the year		
	Current tax (see note below)	-	-
	Uk corporation tax charge on profit for year		
	Deferred tax		
	Ongination and deferral of timing differences	-	•
	Adjustment to prior periods	-	-
	Tax on profit on ordinary activities		•
	Current Tax Charge	-	
	Factors affecting the tax charge for the year		
	Profit/(loss) on ordinary activities before taxation	33,342	(9,247)
	Profit/(loss) on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 28% (2009 28%)		
	,	9,335	(2,589)
	Effects of		
	Non deductible expenses	24,110	24,815
	Depreciation add back	(14,754)	(22,760)
	Tax losses utilised	-	1,219
	Unutilised losses carned forward	(18,691)	-
	Other tax adjustments		(685)
		(9,335)	2,589
	Current tax charge	-	
6	Profit/(loss) for the financial period		
	As permitted by section 408 of the Companies Act 2006, the holding company's profit and loss these financial statements. The profit/(loss) for the financial year is made up as follows:	account has not	been included in
		2010	2009
		£	£
	Holding company's loss for the financial period	(36,980)	(107,667)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

7 Earnings per share

The calculation of basic earnings per share is based on the profit/(loss) after tax and on a weighted average number of ordinary shares in issue during the period. The diluted earnings per share allows for the full exercise of outstanding share purchase options and warrants and adjusted earnings.

	· •		•	Veighted average number of shares		Earnings per share	
	2010 £	2009 £	2010	2009	2010 pence	2009 pence	
Basic earnings	33,342	(9,247)	42,324,664	42,324,664	0 08	(0 02)	
Outstanding share options	-	-	1,994,742	1,994,742	-	-	
Diluted earnings	33,342	(9,247)	44,319,406	44,319,406	0 08	(0 02)	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

8 Intangible fixed assets Group

Charge for the year

Net book value At 31 December 2010

At 31 December 2010

At 31 December 2009

	Intellectual property and goodwill £
Cost At 1 January 2010 and at 31 December 2010	243,594
Amortisation	
At 1 January 2010 Charge for the year	122,798 16,239
At 31 December 2010	139,037
Net book value At 31 December 2010	104,557
At 31 December 2009	120,796
Goodwill was revalued in 2002 on a fair value basis. The historical cost of goodwill is £216,094 provision for amortisation based on historical cost would have been £119,119 (2009 £105,453) year would have been £13,666	
Company	leta lla atual
	Intellectual property and goodwill £
Cost At 1 January 2010 and at 31 December 2010	243,594
Amortisation	
At 1 January 2010	122,798

16,239

139,037

104,557

120,796

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

9 Tangible fixed assets

Tangible fixed assets Group			
Group		Freehold land and buildings	Plant and machinery
		£	£
Cost or valuation			
At 1 January 2010		4,134,749	1,143,329
Additions Disposals		120 464	106 699 (531)
Disposais		•	(331)
At 31 December 2010		4,255,213	1,249,497
Depreciation			
At 1 January 2010		172,329	350,205
Charge for the year Eliminated on disposal		73,819	59,007 (55)
Limitated on disposal		-	(55)
At 31 December 2010		246,148	409,157
Net book value			
At 31 December 2010		4,009,065	840,340
At 31 December 2009		3,962,420	793,124
	Fixtures,	Motor	
	fittings and equipment	vehicles	Total
	3	£	£
Cost or valuation			
At 1 January 2010	197,111	13,781	5,488,970
Additions Disposals	28,410	-	255,573 (531)
Disposais	-	•	(331)
At 31 December 2010	225,521	13,781	5,744,012
Depreciation			
At 1 January 2010	115,196	12,153	649,883
Charge for the year	15,435	407	148,668
Eliminated on disposal	•	-	(55)
At 31 December 2010	130,631	12,560	798,496
Net book value			
At 31 December 2010	94,890	1,221	4,945,516
At 31 December 2009	81,915	1,628_	4,839,087

The freehold land and buildings were valued by Michael Parkes Surveyors Ltd, Chartered Surveyors on 19 February 2007 on the basis of open market value and were carned out in accordance with RICS appraisal and valuation standards. The historical cost of freehold land and buildings is £2,770,899 (2009 £2,650 434). The plant and machinery was valued by Edward Symmons and Partners, Surveyors on 26 February 2002. The historical cost of the plant and machinery is £1,228,134 (2009 £1,121,967). The provision for depreciation based on historical cost would have been freehold land and buildings £147,282 (2009 £107,218), plant and machinery £395,843 (2009 £339,193). The depreciation charge for the year based on historical cost would have been freehold land and buildings £40,064 and plant and machinery £56,705. Assets costing £655,098 and with accumulated depreciation £37,178 are held for use in operating leases. The directors consider that the value of the property as shown in the financial statements is held at market value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

9 Tangible fixed assets (continued) Group

Included are assets held under finance leases or hire purchase contracts as follows

		Plant and machinery £	Total £
Net book values At 31 December 2010 At 31 December 2009		44,664	44,664
Depreciation charge for the year At 31 December 2010 At 31 December 2009		2,648	2,648
Сотрапу	Freehold land and buildings £	Plant and machinery £	Total £
Cost or valuation At 1 January 2010 Additions	4,097,004 79,588	635,500	4,732,504 79,588
At 31 December 2010	4,176,592	635,500	4,812,092
Depreciation At 1 January 2010 Charge for the year	151,921 68,116	236,263 31,776	388,184 99,892
At 31 December 2010	220,037	268,039	488,076
Net book value At 31 December 2010	3,956,555	367,461	4,324,016
At 31 December 2009	3,945,083	399,237	4,344,320_

The freehold land and buildings and plant and machinery were transferred to the company from its subsidiary English Wines Ptc in 2002 Disclosure of the cost of the property is shown in the group fixed assets summary

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

10 Fixed asset investments

Company

Shares in group undertakings

Cost or valuation

At 1 January 2010 and at 31 December 2010

50,000

In the opinion of the directors, the aggregate value of the company's investment in subsidiary undertakings is not less than the amount included in the balance sheet

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies

Company Country of registration Shares held or incorporation Class %

Subsidiary undertakings

English Wines Plc England and Wales Ordinary 100

The principal activity of these undertakings for the last relevant financial year was as follows

Principal activity

English Wines Plc

Manufacture and sale of wine

11 Stocks and work in progress

	Grou	ıp	Compan	у
	2010	2009	2010	2009
	£	£	£	£
Work in progress	2,373,129	1,802,912	-	-
Finished goods and goods for resale	262,918	124,006	-	-
	2,636,047	1,926,918		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

12 Debtors

12	Debtors				
		Group	p	Comp	any
		2010	2009	2010	2009
		£	£	£	£
	Trade debtors	296,258	305,900	-	-
	Amounts owed by group undertakings	-	-	2,839,121	2,907,674
	Other debtors	4,903	523	_	-
	Prepayments and accrued income	38,751	27,744	-	-
	Deferred tax (refer to note 15)	32,078	32,078	-	-
		371,990	366,245	2,839,121	2,907,674
	Amounts falling due after more than one year and included in the debtors above are				
		2010	2009	2010	2009
		£	£	£	£
	Amounts owed by group undertakings			2,839,121	2,907,674
13	Creditors amounts falling due within one year				
		Group	P	Comp	any
		2010	2009	2010	2009
		£	£	£	£
	Bank loans and overdrafts	109,205	107,867	64,180	62,841
	Net obligations under finance leases and hire purchase				
	agreements	-	7,187	-	-
	Trade creditors	534,289	366,639	-	-
	Taxes and social security costs	152,599	177,944	-	-
	Other creditors	196,173	231,989	40,078	46,585
	Accruals and deferred income	41,419	40,492	5,194	7,466
		1,033,685	932,118	109,452	116,892

The bank loans and overdraft are secured by a charge over the assets of the company and by way of a cross guarantee by English Wines Group Pic A debenture has been given in favour of English Wines Group Pic over the assets of the company. This debenture ranks secondary behind security given to Barclays Bank Pic.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

14 Creditors amounts falling due after more than one year

-	Gro	Group		any
	2010	2009	2010	2009
	£	£	£	£
Bank loans	1,688,023	1,797,018	1,609,355	1,673,325
Loan notes	1,100,000	1,100,000	1,100,000	1,100,000
Accruals and deferred income	15,781	15,576	-	-
	2,803,804	2,912,594	2,709,355	2,773,325
Analysis of loans				
Not wholly repayable within five years by instalments				
Commercial mortgage	530,776	600,446	530,776	600,447
Shareholder loans	1,100,000	1,100,000	1,100,000	1,100,000
Wholly repayable within five years	1,266,452	1,304,439	1,142,759	1,135,719
	2,897,228	3,004,885	2,773,535	2,836,166
Included in current liabilities	(109,205)	(107,867)	(64,180)	(62,841)
	2,788,023	2,897,018	2,709,355	2,773,325
Instalments not due within five years	530,776	600,446	530,776	600,446
Loan maturity analysis				
In more than one year but not more than two years	110,825	109,452	65,799	64,427
In more than two years but not more than five years	2,146,422	2,187,120	1,012,780	2,108,452
In more than five years	530,776	600,446	530,776	600,446
*				

The bank toans and overdraft are secured by a charge over the assets of the company and by way of a cross guarantee by English Wines Group Plc A debenture has been given in favour of English Wines Group Plc over the assets of the company. This debenture ranks secondary behind security given to Barclays Bank Plc

The bank loans are due to be repaid over varying periods between April 2013 and June 2022. The loans are at commercial rates linked to the Bank of England base rate. The shareholders loan of £1,100,000 is at an interest rate of 8% and is repayable or convertible between June 2012 and June 2014.

	Group		Com	pany
	2010	2009	2010	2009
	£	£	£	£
Net obligations under finance leases and hire				
purchase contracts				
Repayable within one year	•	8,149	-	-
Repayable between one and five years				
	-	8,149	•	•
Finance charges and interest allocated to future				
accounting periods	<u> </u>	(962)		
	•	7,187	•	-
Included in liabilities falling due within one year		(7,187)		
			-	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

15 Deferred taxation

Deferred taxation				
	Group	,	Company	•
	2010	2009	2010	2009
	£	£	£	£
At beginning of year	32,078	32,078	-	_
Credit for year	-	-	-	-
At end of year	32,078	32,078		
The deferred tax asset is made up as follows				
	Group)	Company	•
	2010	2009	2010	2009
	£	£	£	£
Tax losses available	71,960	71,960	•	_
Depreciation claimed in advance of capital allowances	(39,882)	(39,882)	•	-

The deferred tax asset has been recognised as the Directors anticipate that this will crystallise in the medium term after review of financial forecasts

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

16	Share capital	2010	2009
		£	£
	Allotted, called up and fully paid		
	42,324,664 Ordinary shares of 5p each	2,116,234_	2,116,234
		2,116,234	2,116,234

1,968,450 unissued ordinary shares of 5p each are covered by a share option agreement and these are exercisable at 12 5p per share. A further 6,239,997 unissued ordinary shares of 5p each are covered by various share option agreements and these are exercisable at between 5p and 15p per share after 1 July 2010.

A further 3,000,000 unissued ordinary shares of 5p each are covered by various share option agreements and these are exercisable at 10p per share after 1 July 2013

In addition, 11,000,000 unissued ordinary shares of 5p each are covered by a convertible loan note issued on 1st July 2009 which is exercisable between 1st July 2012 and 1st July 2014 at an exercise price of 10p

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010 $\,$

17 Statement of movements on reserves

Group				
	Share		Other	
	premium	Revaluation	reserves	Profit and
	account	reserve	(see below)	loss account
	£	£	£	£
Balance at 1 January 2010	1,790,352	1,453,700	324,078	(1,177,315)
Profit/(loss) for the year	-	-	-	33,342
Transfer from revaluation reserve to profit and loss account	-	(38,631)	-	38,631
Movement during the year	<u>-</u>		51,215	
Balance at 31 December 2010	1,790,352	1,415,069	375,293	(1,105,342)
Other reserves				
Reserves arising from share based payments				
Balance at 1 January 2010			324,078	
Other reserve movement			51,215	
Street Tobal To Tribuna			01,210	
Balance at 31 December 2010			375,293	
Company				
		Share		
		premium	Revaluation	Profit and
		account	reserve	loss account
		£	£	£
Balance at 1 January 2010		1,790,352	1,265,189	(635,109)
Retained loss for the year		-	-	(36,980)
Transfer from revaluation reserve to profit and loss account			(30,304)	30,304
Balance at 31 December 2010		1,790,352	1,234,885	(641,785)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

18	Reconciliation of movements in shareholders' funds Group	2010 £	2009 £
	Profit/(loss) for the financial year	33,342	(9,247)
	Other recognised gains and losses	-	-
	Proceeds from issue of shares	-	_
	Movements on other reserves	51,215	71,075
	Net Increase in shareholders' funds	84,557	61,828
	Opening shareholders' funds	4,507,049	4,445,221
	Closing shareholders' funds	4,591,606	4,507,049
		2010	2009
	Company	£	£
	(Loss)/profit for the financial year	(36,980)	(107,667)
	Other recognised gains and losses	-	`
	Proceeds from issue of shares		
	Net (depletion)/increase in shareholders' funds	(36,980)	(107,667)
	Opening shareholders' funds	4,536,666	4,644,333
	Closing shareholders' funds	4,499,686	4,536,666

19 Financial commitments

At 31 December 2010 the group had annual commitments under non-cancellable operating leases as follow

	Land and buildings		Other	
	2010	2009	2010	2009
	£	£	£	£
Expiry date				
Within one year	-	4,667	267	21,321
Between two and five years	14,000	-	23,662	7,970
	14,000	4,667	23,929	29,291

The company had no annual operating commitments under non-cancellable operating leases at the balance sheet date

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

20	Directors' emoluments	2010	2009
		£	£
	Emoluments for qualifying services	201,969	198,773
	2 Directors are entitled to receive shares under long term incentive schemes		

The highest paid director received remuneration of £129,586 (2009 - £127,085) and was entitled to receive shares under long term incentive schemes

21 Employees

Number of employees

The average monthly number of employees (including directors) during the year was

	2010 Number	2009 Number
Administration	5	4
Production	12	13
Directors	2	2
Retail	11_	9
	30	28
Employment costs	2010	2009
	£	£
Wages and salanes	657,368	656,065
Social security costs	69,178	69,788
	726,546	725,852
Share based payments	51,215	71,075

Employment costs include £51,215 (2009 £71,075) relating to the effect of adopting the FRS20 accounting standard requires us to attribute a notional cost of non-cash share option agreements to the business

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

22 Share options

During the period ended 31 December 2010, the company and the group had four share based payment arrangements, which are described below

	2003	2006	2006	2009	
		Variable price	Fixed price	Fixed price	
Date of grant	11 February 2003	27 January 2006	27 January 2006	11 December 2009	
Number granted	1,968,450	3,000,000	3,986,663	3,000,000	
Contractual life	3 7 years	4 4 years	4 4 years	3 6 years	
Vesting conditions	Service ranging from 9 months to 3 years 9 months *	4 4 years' service	e 4.4 years' service	3 6 years service	

^{* 80%} of the shares required service ranging from 9 months to 3 years 9 months

The estimated fair value of the 1,968,450 share options granted in 2003 is 2 3p. This was calculated by applying the Black Scholes option pricing model. The model inputs were the share price at grant date of 12 5p, exercise price of 12 5p, expected volatility of 12%, no expected dividends, contractual life of 3.7 years and a risk free interest rate of 4.3%. The options were granted before the shares were listed on PLUS and so volatility has been based on share price movements from listing, in April 2003, to 31 December 2005.

The estimated fair value of each of the 3,000,000 share options granted in 2006 is 7 3p. This was calculated by applying the Black Scholes option pricing model to the two extremes of the variable option and averaging the result. The model inputs were the share price at grant date of 15p, exercise prices of 15p and 5p, expected volatility of 12%, no expected dividends, contractual life of 4 4 years and a risk free interest rate of 5 5%

The estimated fair value of each of the 3,986,663 share options granted in 2006 is 3.5p. This was calculated by applying the Black Scholes option pricing model. The model inputs were the share price at grant date of 15p, exercise price of 15p, expected volatility of 12%, no expected dividends, contractual life of 4.4 years and a risk free interest rate of 5.5%

The estimated fair value of each of the 3,000,000 share options granted in 2009 is 5.2p. This was calculated by applying the Black Scholes option pricing model. The model inputs were the share price at grant date of 15p, exercise price of 10p, expected volatility of 9%, no expected dividends, contractual life of 3.6 years and a risk free interest rate of 0.50%.

^{** 4.4} years' service. A minimum of 2,000,000 options are exercisable at a price of between 5p and 15p per share, depending on the future share price. This option extends to a further two tranches of 500,000 ordinary shares at 5p, again depending on future share price.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2010

22 Share options

Further details of the four share option plans are as follows

	2003		2006 Vanable price		2006 Fixed price		2009 Fixed price	
	Number of options	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options	Weighted average exercise price
Outstanding at start								
of year	1,968 450	12 5p	3,000,000	9 Op	3,239,997	15 Op	3,000,000	10 Op
Granted	-		-		-	· <u>-</u>	-	-
Forfeited		<u> </u>		<u> </u>	(920,000)	15 0p		· <u> </u>
Outstanding at end								
of year	1,968,450	12 5p	3,000,000	9 0p	2,319,997	15 Op	3,000 000	10 0p
Exercisable at end								
of year	1,968,450	12 5p	3,000 000	9 0p	2,319,997	15 0p		10 Op

The options outstanding at 31 December 2010 had exercise prices of 10p,15p, 12 5p and 5-15p, and a weighted average remaining contractual life of 1 year (2009 1 year)

	Total	2003	2006 Vanable Price	2006 Fixed Price	2009 Fixed Price
Expense ansing from share based payment transactions share option plans 2010	51,215		24,595	(19,476)	46,096
2009	71,075		45,466	25,609	

23 Ultimate Controlling Party

The Directors consider that there is no one ultimate controlling party

24 Related party transactions

During the year English Wines Plc made sales of £83,756 (2009 £38,952) to Hush Heath Estate in respect of contract winemaking services. Hush Heath is owned by Richard Balfour-Lynn, one of the major shareholders of English Wines Group Plc.