

FCG WhiteAvon
Whitelands Cottage,
Days Lane,
Kington Langley,
Chippenham,
Wiltshire,
SN15 5PD
Telephone (01249) 750151
E-Mail georgedrewett@fcgagric.com

ASSESSMENT OF NEED FOR A RURAL WORKERS DWELLING

at

Burial Grove

Prepared for:

GRAFTON FARM PARTNERSHIP

February 2026

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Appendix One – Map of the Farm Yard

Appendix Two – Financial Accounts for Grafton Farm Partnership

Appendix Three – Budget for the Livestock Enterprise

1. Introduction

This report has been prepared by George Drewett of *The Farm Consultancy Group* on behalf of Grafton Farm Partnership to confirm agricultural justification for a rural worker's dwelling to be constructed at Burial Grove.

The report is produced based on information provided by the client, farm records and standard costings data where appropriate.

The Lemon Family farms approximately 3,500 acres of arable land, of which 800 acres is owned and the remainder farmed on a long-term Farm Business Tenancy and Contract Farming Agreements. The business is continually expanding and it must develop accordingly to help deal with fluctuating grain prices, poor subsidy support and increasing input costs.

The business has historically been focused on arable production but recently introduced a bed and breakfast heifer rearing enterprise as an alternative income stream. The animals are winter housed at Burial Grove and then grazed in close proximity to the building over the spring and summer months.

2. Background

The business historically operated out of Manor Farm, where the majority of the machinery is located, however there is limited space available for future development. The business has invested in recent years at Burial Grove in two buildings and development of the farmyard and cattle are now housed on the site.



3. The Proposal

The proposal is to install a mobile home within the farmyard to accommodate a farm worker who will be responsible for the overseeing of the 160 in-calf dairy cows that will be reared on site. The dairy cows are owned by a local farmer and Grafton Farms will be responsible to contract rear them ready for milk production. They will calve in the Spring and Autumn.

There will be a parking area to the front of the property, and access through the existing entrance and farmyard. There is plenty of turning space, so that vehicles can join the highway in a forward moving gear. There is good visibility from the farm entrance and sufficient sized access for large vehicles.

This enterprise is growing gradually and it is important there is a competent individual on site to enable sufficient management and efficiency. The introduction of a livestock enterprise on the arable unit has proved very successful, enabling improved rotation with herbal leys grown as part of the Countryside Stewardship Scheme. Straw is utilised within the livestock enterprise and manure applied back to the arable unit.

Siting

The proposal makes use of an existing entrance, to avoid removing any hedge or creating additional access points. The site is concealed from view by the main village and surrounding area and is a reasonable distance from neighbours.

The location of the mobile home has been arrived at through careful consideration and is deemed to be the best option in terms of providing support to the cattle enterprise.

4. Planning Policy

The National Planning Policy Frameworks (NPPF) (published December 2023) outlines that planning policies should support sustainable economic growth in rural areas by taking a positive approach to rural development.

Planning strategies should maintain a prosperous rural economy including policies to support the sustainable growth of rural businesses. They should promote the development and diversification of agricultural businesses and support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors which respect the character of the countryside.

Paragraph 84 of the NPPF states that local planning authorities should avoid isolated homes in the countryside unless there are special circumstances such as:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

In the county of Wiltshire, the Wiltshire Core Strategy runs alongside the NPPF; the core strategy outlines a sustainable spatial strategy for future development in the county.

However, neither the WCS policy nor its supporting text prescribe precisely what the financial and functional evidence must demonstrate, CP 48 only requires the dwelling to be '*in the interests of*' employment essential to the countryside and the NPPF reference simply states an '*essential need to live permanently at their place of work*' with notably no reference at all to financial evidence. All previous policy guidance in this respect has been cancelled and this has been tested on appeal, such that these more prescribed tests no longer apply.

Nonetheless, in considering 'need', it is appropriate to have regard to:

'Essential need/ in the interests of' – meaning an agricultural requirement for someone to reside on the site to be available at most times, which can reasonably equate to the requirement for at least one full-time agricultural worker, tending to livestock who require on-hand attention round the clock. It is also reasonable to consider whether this need can be fulfilled by any existing dwelling.

Secondly, in looking at the requirement for financial evidence, it would seem reasonable that it ought to be demonstrated that the agricultural business, is planned on a sound financial basis and there is at least a reasonable prospect of it remaining so, such that the business is likely to remain or become sustainable.

5. Financial viability of the unit

The Lemon Family have farmed in this location for over three generations and have built up a successful business to date with sufficient profits to cover the required drawings and reinvestment within the business. Previous years' accounts (year ending 2024 and 2025) are listed within Appendix Two.

Accounts for 2024 produced a profit of [REDACTED] after depreciation. Please note the 2023 accounts finished in September 2023 therefore the period is only 6 months. Accounts for 2025 produced a profit of [REDACTED] The introduction of cattle to the business will improve the profitability further for future years.

The standalone budget for the cattle enterprise is detailed in Appendix Three; this illustrates the proposed profitability of the cattle enterprise, if numbers grow in the future profitability will also increase.

Overhead and expenses have been calculated based on historic figures and predicted future costs.

6. Buildings at the Site

There is a housing requirement at Burial Grove based on 160 in- animals based on of 960m². The current buildings and land area have capacity to accommodate these animals.

It is proposed that the mobile home will be situated within the farmyard. This will provide visibility over the site.

7. Machinery

The business owns a machinery fleet. Contractors are used for silage making, but otherwise all other operations are carried out in house.

8. Functional Test

All figures for labour requirements have been obtained from 'The Agricultural Budget and Costings Book – 97th Edition' (2024) by Agro Business Consultants.

The labour requirement at the site will be as follows, this will increase as the enterprise grows gradually over time:

Heifers	Numbers of animals	Standard Man-Days required (per animal/ per ha)	Enterprise Total
In Calf Dairy Cows	160	1.75	280
Total Enterprise Requirement			280
		Standard Man Days provided by 1 Person	275
		Total labour requirement	1.02

A labour unit of one person is assumed to work 2,200 hours per year. These total hours are converted into 275 notional 'Standard Man Days' of 8 hours (ABC, 2022). PPS7 is no longer a material consideration, however, to assist the Council in their decision making the statement required an

enterprise to show an essential need for the proper functioning of the enterprise for at least one rural worker to be readily available on site at most times. Paragraph 4 (i) of Annex A referred to the example of animals requiring essential care at short notice, and in 4 (ii) to the ability to deal quickly with emergencies that could otherwise cause serious loss.

The proper functioning of a livestock farm requires that skilled stock attendants are available at very short notice at any time of the day or night.

9. Proper Functioning

The cattle due to calve and all youngstock require close supervision at all times. This identifies that there is an essential need for someone to be available on site all year round.

Farm Assurance Codes of Practice require that suitable trained persons are available 24 hours a day and the Government's Strategy for Food and Farming states that 'high standards of animal health and welfare are important because they are a vital part of producing safe food and because we care about how animals are treated'. High standards are also essential for the economic success of this enterprise and the wider industry.

Appropriately skilled workers will need to be living on site to be available at short notice to manage the animals' health and welfare. The Code of Recommendation for the Welfare of Livestock (Cattle) states that 'no matter how acceptable a system may be in principle, without competent, diligent stockmanship, the welfare of animals cannot be adequately catered for.'

One of the principal reasons to support the need for a permanent dwelling to be situated permanently on site is to continuously monitor animals when they are giving birth, and to foster young onto mothers whilst observing the young to check they are healthy.

It is important to be able to spot stress in calves, calves are susceptible to a number of health problems that require rapid attention such as viral diseases, pneumonia, bloat and scour, all of which need to be detected early and immediately treated if losses are to be avoided. The Code of Recommendation for the Welfare of Livestock (Cattle) states that 'it is particularly important that you watch calves regularly for signs of scours or respiratory disease.'

The Welfare of Farmed Animal Regulations stress that animals which appear to be ill or injured shall be cared for appropriately without delay and that action should be taken immediately if any animals

are injured or appear ill or distressed. From a financial perspective it is also vital to the success of the business that any losses and health issues are kept to an absolute minimum. Adequate and timely supervision at all times is therefore essential.

10. Current Business Achievements and Intentions for the Future.

To date, the Lemon Family have created a sustainable agricultural business. This has taken a number of years and great dedication. With arable pricing fluctuating it is important to have a diverse business, the heifer rearing enterprise will enable this to happen. However to enable this to be successful and continue to grow it will require someone living on site.

The purchase cost of the mobile home can be financed through available capital within the business. The buildings are already available, and any additional conversion will be carried out through cashflow within the business.

11. Availability of Other Houses

There is no dwelling at the site and there are no houses within a suitable distance offered for sale or rent. There is a requirement to live on site to manage the functional requirements of the farm.

There is a requirement for someone to be available on site 24 hours a day and a dwelling in a nearby settlement would not satisfy this functional need.

The proposed dwelling will have an agricultural tie and will be located in close proximity to the livestock buildings. If the farm business was sold in the future, there would be a functional requirement for this dwelling. The holding is of a significant size and will always remain as a livestock and arable farm, due to the building design and considerable investment that has been made. The overall business will continue to expand further, as it has done over previous years enabling continued viability in the future.

12. Conclusion

In conclusion; the Lemon family are a hardworking, progressive and conscientious family who have built up a successful business over many years. The profits on the enclosed accounts detail the business is stable now and will be in the future.

There is a fundamental need to include a livestock enterprise within the arable business. Burial Grove is owned by the business and provides a platform to house and graze the in calf cattle.

There will be a need for a member of staff to live within close proximity of the cattle, to carry out the 24-hour on call management, as this sector requires constant supervision. The business meets the financial and functional tests. This permission is integral to the future success of the business.

Appendix One – Map of the Farm Yard



Appendix Two – Financial Accounts for Grafton Farm Partnership

GRAFTON FARM PARTNERSHIP

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

OLD M[•]LL

GRAFTON FARM PARTNERSHIP

BUSINESS INFORMATION

Partners

Mr P D L Lemon
Mr D D L Lemon
Mrs C N Lemon

Accountants

Old Mill Accountancy Limited
Unit 2
Greenways Business Park
Bellinger Close
CHIPPENHAM
Wiltshire
SN15 1BN

Business address

Manor Farm
Wilton
MARLBOROUGH
Wiltshire
SN8 3SP

GRAFTON FARM PARTNERSHIP

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GRAFTON FARM PARTNERSHIP

ACCOUNTANTS' REPORT TO THE PARTNERS

ON THE UNAUDITED FINANCIAL STATEMENTS OF GRAFTON FARM PARTNERSHIP

In accordance with the engagement letter dated 24 October 2025, we have prepared for your approval the financial information of Grafton Farm Partnership for the year which comprise the profit and loss account, the balance sheet and the related notes from the entity's accounting records and from information and explanations you have given to us.

As a 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 <https://www.icaew.com/membership/regulations-standards-and-guidance>.

This report is made solely to you, in accordance with the terms of our engagement letter dated 24 October 2025. Our work has been undertaken solely to prepare for your approval the financial information of Grafton Farm Partnership 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 the partners of the business for our work or for this report.

You have approved the financial information for the year and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its 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 information.

Old Mill Accountancy Limited

Unit 2
Greenways Business Park
Bellinger Close
CHIPPENHAM
Wiltshire
SN15 1BN

Date:

GRAFTON FARM PARTNERSHIP

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Year ended 31 March 2025		Period ended 31 March 2024	
	£	£	£	£
Turnover				
Biomass income				
Wheat				
Barley				
Maize				
Oilseed rape				
Hay and straw sales				
Straw				
Contract income				
Wayleaves				
Sundry income				
Basic payment scheme income				
Environmental stewardship scheme				
Solar income				
Cost of sales				
Opening stock				
Arable sundries				
Arable levies				
Seed				
Fertilisers				
Sprays and chemicals				
Contract work and haulage				
Soil analysis				
Biomass costs				
Drier costs				
Closing stock				
Gross profit				
Other operating income				
Rent receivable				
Rent receivable FHL				
Expenses of rented property				
Expenses of FHL				

GRAFTON FARM PARTNERSHIP

PROFIT AND LOSS ACCOUNT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

	Year ended 31 March 2025		Period ended 31 March 2024	
	£	£	£	£
Administrative expenses				
Wages and salaries				
Rent				
Rates and water				
Light, heat and power				
Property repairs and maintenance				
Machinery repairs and maintenance				
Motor expenses				
Fuel and oil				
Trade subscriptions				
Legal and professional fees				
Bookkeeping				
Accountancy fees				
Bank charges				
Insurance				
Telephone				
Sundry expenses				
Government grant income release				
Depreciation on office equipment				
Depreciation of plant and machinery				
Depreciation of fixtures, fittings and equipment				
Depreciation of motor vehicles				
Private proportions				
Private council tax and water charges				
Private light and heat				
Private motor expenses				
Private property repairs				
Operating profit				
Investment revenues				
Bank interest received				
Interest payable and similar expenses				
Loan interest				
Profit before taxation				

GRAFTON FARM PARTNERSHIP

BALANCE SHEET

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	2				
Current assets					
Stocks					
Trade debtors					
Other debtors					
Prepayments and accrued income					
Cash at bank					
Creditors: amounts falling due within one year					
Bank loans and overdrafts					
Trade creditors					
Other creditors					
Accruals					
Net current liabilities					
Total assets less current liabilities					
Creditors: amounts falling due after more than one year					
Other loans					
Other creditors					
Net assets					
Land capital account	6				
Capital accounts	4				

GRAFTON FARM PARTNERSHIP

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2025

In accordance with the engagement letter dated 24 October 2025, 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 Old Mill Accountancy Limited with all information and explanations necessary for their compilation.

The financial statements were signed on

.....
Mr P D L Lemon

.....
Mr D D L Lemon

.....
Mrs C N Lemon

GRAFTON FARM PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

The principal accounting policies applied are as follows.

1.1 Basis of preparation

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.

The financial statements have been prepared in accordance with the recognition and measurement principles of UK GAAP - FRS 102 other than the following departures for tax purposes:

- Freehold properties are not depreciated

Presentation and disclosure requirements of FRS 102 have not been followed as these are not relevant to the partnership.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings Freehold	No depreciation
Plant and machinery	15% reducing balance
Fixtures and fittings	15% reducing balance
Motor vehicles	25% reducing balance
Office equipment	25% reducing balance

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.

GRAFTON FARM PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

2 Tangible fixed assets

	Land and buildings Freehold	Plant and machinery	Fixtures and fittings	Motor vehicles	Office equipment	Total
	£	£	£	£	£	£
Cost						
At 1 April 2024						
Additions						
At 31 March 2025						
Depreciation and impairment						
At 1 April 2024						
Depreciation charged in the year						
At 31 March 2025						
Carrying amount						
At 31 March 2025						
At 31 March 2024						

3 Profit appropriation

	Profit share £
Mr P D L Lemon	
Mr D D L Lemon	
Mrs C N Lemon	

4 Partners' capital accounts

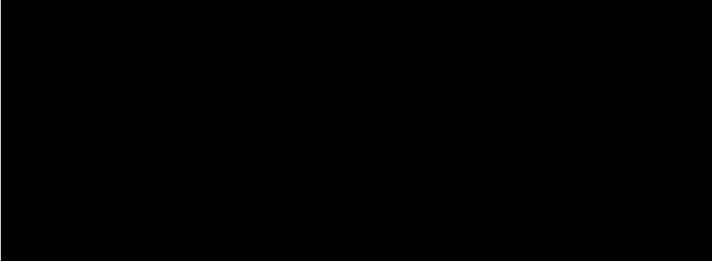
	Opening balance £	Capital introduced £	Share of profits £	Adjustments	Drawings £	Closing balance £
Mr P D L Lemon						
Mr D D L Lemon						
Mrs C N Lemon						

GRAFTON FARM PARTNERSHIP

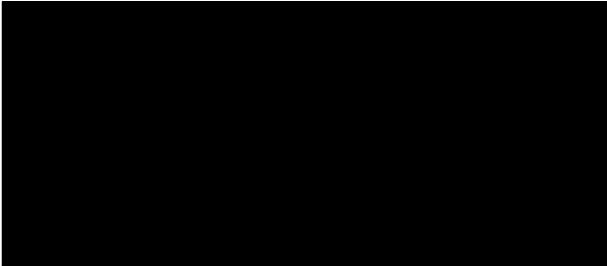
NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2025

5 Drawings

	General £	Private use £	Tax and NIC £	Total £
Mr P D L Lemon				
Mr D D L Lemon				
Mrs C N Lemon				

6 Land capital accounts

	Opening balance £	Capital introduced £	Closing balance £
Mr P D L Lemon			
Mr D D L Lemon			
Mrs C N Lemon			

GRAFTON FARM PARTNERSHIP

UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2024

OLD M[•]LL

GRAFTON FARM PARTNERSHIP

BUSINESS INFORMATION

Partners	Mr P D L Lemon Mr D D L Lemon Mrs C N Lemon
Accountants	Old Mill Accountancy Limited Unit 2 Greenways Business Park Bellinger Close CHIPPENHAM Wiltshire England SN15 1BN
Business address	Manor Farm Wilton MARLBOROUGH Wiltshire SN8 3SP

GRAFTON FARM PARTNERSHIP

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GRAFTON FARM PARTNERSHIP

ACCOUNTANTS' REPORT TO THE PARTNERS

ON THE UNAUDITED FINANCIAL STATEMENTS OF GRAFTON FARM PARTNERSHIP

In accordance with the engagement letter dated 14 September 2023, we have prepared for your approval the financial information of Grafton Farm Partnership for the Period which comprise the profit and loss account, the balance sheet and the related notes from the entity's accounting records and from information and explanations you have given to us.

As a 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 <https://www.icaew.com/membership/regulations-standards-and-guidance>.

This report is made solely to you, in accordance with the terms of our engagement letter dated 14 September 2023. Our work has been undertaken solely to prepare for your approval the financial information of Grafton Farm Partnership 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 the partners of the business for our work or for this report.

You have approved the financial information for the Period and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its 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 information.



Old Mill Accountancy Limited

29/1/2025

.....

Unit 2
Greenways Business Park
Bellinger Close
CHIPPENHAM
Wiltshire
England
SN15 1BN

GRAFTON FARM PARTNERSHIP

PROFIT AND LOSS ACCOUNT

FOR THE PERIOD ENDED 31 MARCH 2024

	Period ended 31 March 2024		Year ended 30 September 2023	
	£	£	£	£
Turnover				
Biomass income				
Wheat				
Barley				
Maize				
Oilseed rape				
Hay and straw sales				
Wayleaves				
Sundry income				
Basic payment scheme income				
Environmental stewardship scheme				
Solar income				
 Cost of sales				
Opening stock				
Arable levies				
Seed				
Fertilisers				
Sprays and chemicals				
Contract work and haulage				
Soil analysis				
Biomass costs				
Drier costs				
Closing stock				
 Gross profit				
 Other operating income				
Rent receivable				
Rent receivable FHL				
Expenses of rented property				
Expenses of FHL				

GRAFTON FARM PARTNERSHIP

PROFIT AND LOSS ACCOUNT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2024

	Period ended 31 March 2024		Year ended 30 September 2023	
	£	£	£	£
Administrative expenses				
Wages and salaries				
Rent				
Rates and water				
Light, heat and power				
Property repairs and maintenance				
Machinery repairs and maintenance				
Motor expenses				
Fuel and oil				
Trade subscriptions				
Legal and professional fees				
Bookkeeping				
Accountancy fees				
Bank charges				
Insurance				
Telephone				
Sundry expenses				
Government grant income release				
Depreciation on office equipment				
Depreciation of fixtures, fittings and equipment				
Depreciation of motor vehicles				
Private proportions				
Private council tax and water charges				
Private light and heat				
Private motor expenses				
Private property repairs				
Operating profit				
Investment revenues				
Bank interest received				
Interest payable and similar expenses				
Loan interest				
Profit before taxation				

GRAFTON FARM PARTNERSHIP

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Tangible assets	2				
Current assets					
Stocks					
Trade debtors					
Other debtors					
Prepayments and accrued income					
Cash at bank					
Creditors: amounts falling due within one year					
Bank loans and overdrafts					
Trade creditors					
Other creditors					
Accruals					
Net current (liabilities)/assets					
Total assets less current liabilities					
Creditors: amounts falling due after more than one year					
Other loans					
Other creditors					
Net assets					
Land capital account	6				
Capital accounts	4				

GRAFTON FARM PARTNERSHIP

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2024

In accordance with the engagement letter dated 14 September 2023, 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 Old Mill Accountancy Limited with all information and explanations necessary for their compilation.

The financial statements were signed on 30/11/2025

.....
[Redacted Signature]

Mr P D L Lemon

.....
[Redacted Signature]

Mr D D L Lemon

.....
[Redacted Signature]

Mrs C N Lemon

GRAFTON FARM PARTNERSHIP
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2024

1 Accounting policies

The principal accounting policies applied are as follows.

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.

The financial statements have been prepared in accordance with the recognition and measurement principles of UK GAAP - FRS 102 other than the following departures for tax purposes:

- Freehold properties are not depreciated

Presentation and disclosure requirements of FRS 102 have not been followed as these are not relevant to the partnership.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings Freehold	No depreciation
Fixtures and fittings	15% reducing balance
Motor vehicles	25% reducing balance
Office equipment	25% reducing balance

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.

GRAFTON FARM PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2024

2 Tangible fixed assets

	Land and buildings Freehold	Fixtures and fittings	Motor vehicles	Office equipment	Total
	£	£	£	£	£
Cost					
At 1 October 2023					
Additions					
At 31 March 2024					
Depreciation and impairment					
At 1 October 2023					
Depreciation charged in the Period					
At 31 March 2024					
Carrying amount					
At 31 March 2024					
At 30 September 2023					

3 Profit appropriation

Mr P D L Lemon
Mr D D L Lemon
Mrs C N Lemon

4 Partners' capital accounts

	Opening balance	Capital introduced	Share of profits	Adjustments	Drawings	Closing balance
	£	£	£		£	£
Mr P D L Lemon						
Mr D D L Lemon						
Mrs C N Lemon						

GRAFTON FARM PARTNERSHIP

NOTES TO THE ACCOUNTS

FOR THE PERIOD ENDED 31 MARCH 2024

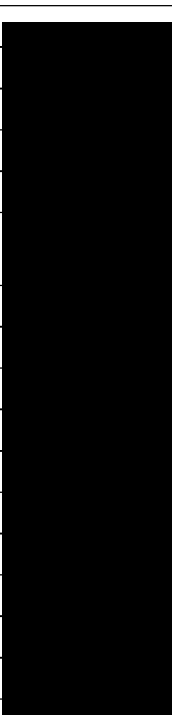
5 Drawings

	General £	Private use £	Tax and NIC £	Total £
Mr P D L Lemon				
Mr D D L Lemon				
Mrs C N Lemon				

6 Land capital accounts

	Opening balance £	Capital introduced £	Closing balance £
Mr P D L Lemon			
Mr D D L Lemon			
Mrs C N Lemon			

Appendix Three – Budget for the Livestock Enterprise

Income		
Contract Rearing Income		
Total Income		
Cost		
Straw (Utilised from Arable Enterprise)		
Sundries		
Water		
Power and Machinery		
Total Costs		
Margin		
Labour		
Total Profit/annum		