

NAYLAND MEADOW LIMITED

England & Wales · Charity number 1103994

Details

Other names NAYLAND-WITH-WISSINGTON LAND COMPANY LIMITED

Status Registered

Legal form Charitable company

Company number [05064667](#)

Registered 2004-05-27

Register [View on the Charity Commission register](#)

Contact

Address Queen's Head House
1 High Street
Nayland
Colchester
CO6 4JE

Phone 01206 262477

Email martincewright2@hotmail.com

Activities

Objects: The Company is established for the public benefit for the following purposes in the area comprising the parish of Nayland-with-Wissington and areas immediately adjacent, which shall hereafter be referred to as "the area of benefit":(i) To stimulate public interest in the area of benefit(ii) To promote high standards of planning and architecture in the area of benefit(iii) To secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit(iv) With regard to any land within its ownership in the area of benefit to maintain and care for such land having due regard to the principles applicable to a Conservation Area and an Area of Outstanding Natural Beauty

Activities: To promote within the local area (Suffolk/Essex) high standards of agriculture, ecology, bio-diversity and education of the same.To preserve, protect, develop and improve Nayland Meadow.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** NAYLAND-WITH-WISSINGTON
- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£93,323	£57,321	-	-
2024-03-31	£46,693	£60,322	-	-
2023-03-31	£19,874	£25,340	-	-
2022-03-31	£12,839	£11,990	-	-
2020-12-31	£8,421	£11,703	-	-

Trustees

Name	Role	Appointed
Cameron Craig		2025-11-03
DAVID JOHN SLATER		2018-08-13
John Carpenter		2019-09-28
MARTIN CHARLES EDWARD WRIGHT		
Robert Dryden		2019-09-28

NAYLAND MEADOW LIMITED

England & Wales - Charity number 1103994

Accounts

NAYLAND MEADOW LIMITED
(co regn no 05064667 / charity no 1103994)

1. NAYLAND MEADOW LIMITED (the “Company”) was set up in March 2004 to acquire a meadow (the “Meadow”) near the centre of the village of Nayland, Suffolk so as better to protect the Meadow in perpetuity.
2. The Company’s activities include the preservation, protection of features of public interest. In practice its activities relate to the Meadow. The Meadow is used every day by the general public for walks. Much has been done in the last 20 years to enhance the environmental/ecological credentials of the Meadow. This benefits all.
3. In 2023 the Company applied for its first DEFRA grant relation to *accessibility* ie the upgrade of the path. Phase 1 duly completed in March 2023 and this was followed by phase 2 which completed in March 2024 and then phase 3 (the final phase) which was completed in October 2024.
4. We have enhanced the existing path around the Meadow and encouraged every day access in and around the Meadow to all – able-bodied and not so able-bodied. This is considered to be a great success locally with much praise.
5. During 2025 two different but related Nayland Meadow projects have been considered. The first was the de-silting of the existing pond and the second is the construction of a boardwalk and viewing-platform. The works to complete the de-silting were substantially completed by local contractor Ray Chisnall before the end of December 2025. Great care was taken in relation to the water voles at the Meadow.
6. The total costs to the Company of the de-silting were just under £26,000 of which just over £22,000 was received in grant money from FiPL (farming in protected landscape). The balance was funded from the Company’s resources.
7. The second project ie the construction of the boardwalk and viewing-platform received planning permission at the beginning of 2026. Contractual arrangements are in hand to implement this before 31 March 2026. Again a DEFRA grant relation to *accessibility* has already been received by the Company in the sum of £20,000 and some more is expected during the first quarter of 2026. Again the balance will be funded from the Company’s resources.
8. Again on completion of these two projects it is likely that the income and expenditure of the Company will revert to its pre 2023 levels.

Martin CE Wright
Chairman of the Company

25 January 2026

Registration Number 5064667
(England and Wales)

**NAYLAND WITH WISSINGTON
LAND COMPANY LIMITED**

Unaudited financial statements

for the year ended

31st March 2025

NAYLAND WITH WISSINGTON LAND COMPANY LIMITED

Balance Sheet (continued) as at 31st March 2025

For the period ending 31st March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors` responsibilities:

The shareholders have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies` regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In accordance with section 444 of the Companies Act 2006, the statement of income and expenditure has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on **[DATE] and are signed on behalf of the board by:**

M.C E.Wright
Director

NAYLAND WITH WISSINGTON LAND COMPANY LIMITED

Registration Number 5064667 - Company Limited by Guarantee
Registered Charity Number 1103994

Balance Sheet as at 31st March 2025

	<u>2025</u>	<u>2024</u>
	£	£
Founding Capital Account	96,967.94	96,967.94
Assets received from Nayland with Wissington Conservation Society Field Account of 5th March 2004 and additional donations received in 2012		
Income and Expenditure Account		
Surplus brought forward on 1st April 2024	17,311.77	30,941.15
Net Expenses for the period to 31st March 2025	36,001.52	(13,629.38)
	<hr/> 53,313.29	<hr/> 17,311.77
	<u>150,281.23</u>	<u>114,279.71</u>
 Represented by:-		
Freehold Land	94,406.44	94,406.44
16.8 acres of land at cost and additional land acquired in 2012		
Cash at CAF Bank		
CAF Gold Account	1,694.19	16,880.21
CafCash Account	54,180.60	2,993.06
	<hr/> 55,874.79	<hr/> 19,873.27
	<u>150,281.23</u>	<u>114,279.71</u>

NAYLAND WITH WISSINGTON LAND COMPANY LIMITED

Notes to the financial statements for the year ended 31st March 2025

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Swan House, 80 Bear Street, Nayland, Suffolk, CO6 4HY.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

INCOME

Date	Details	TOTAL	Brought Fwd Gold A/c 88163	Brought Fwd Cash A/c 11785	Rural Payments Agency	Other Grants	Grants for improvement to path	Gift Aid	Donations	Interest 88163	Interest 11785
4/1/2024	Brought Forward Balance (Cash A/Cs)	£ 19,873.27	£ 16,880.21	£ 2,993.06							
5/28/2024	Inter A/C Transfer	£ -	-£ 2,000.00	£ 2,000.00							
6/26/2024	Interest 88613	£ 102.40								£ 102.40	
6/26/2024	Interest 11785	£ 0.59									£ 0.59
8/1/2024	RPA	£ 423.39			£ 423.39						
9/9/2024	Inter A/C Transfer	£ -	-£ 15,300.00	£ 15,300.00							
9/26/2024	Interest 88613	£ 78.21								£ 78.21	
9/30/2024	RPA	£ 423.39			£ 423.39						
8/6/2024	Bat box donation Hitchcock	£ 49.50						£ 49.50			
9/13/2024	SCCAPORS	£ 26,000.00				£ 26,000.00					
9/26/2024	Interest 11785	£ 2.48									£ 2.48
10/3/2024	SCCAPORS	£ 25,000.00				£ 25,000.00					
10/7/2024	Cock Foundation	£ 40,000.00					£ 40,000.00				
10/14/2024	Hoskins	£ 100.00						£ 100.00			
12/2/2024	RPA	£ 1,072.63			£ 1,072.63						
12/27/2024	Interest 88613	£ 5.04								£ 5.04	
12/27/2024	Interest 11785	£ 29.26									£ 29.26
3/26/2025	Interest 11785	£ 27.02									£ 27.02
3/26/2025	Interest 88613	£ 8.92								£ 8.92	
		£ -									
		£ -									
		£ -									
		£ -									
	TOTAL	£ 113,196.10	-£ 419.79	£ 20,293.06	£ 1,919.41	£ 51,000.00	£ 40,000.00	£ -	£ 149.50	£ 194.57	£ 59.35

Brought Forward (Cash A/Cs)	£	19,873.27
Total Income	£	93,322.83
Total Expense	£	57,321.31
Net Expenses	-£	36,001.52
Balance Carried Forward (Cash Accounts)	£	55,874.79
Balance Carried Forward (Land Adjusted)	£	53,313.29

NAYLAND WITH WISSINGTON LAND COMPANY LIMITED

Directors Report for the year ended 31st March 2025

The directors present their report and financial statements for the year ended 31st March 2025.

Principal Activity

The principal activity of the company is to act for the benefit of the public in the Nayland with Wissington (Suffolk) area to secure the preservation, protection, development and improvement of features of historic or public interest.

Directors and their interests

The directors who served during the period are stated below

M C E Wright
D Warren
J N Carpenter
R Dryden
D J Slater
R H Thorogood
C Craig

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

This report was approved by the Board on [DATE] and signed on its behalf by

M C E Wright
Director

Registration Number 5064667
(England and Wales)

**NAYLAND WITH WISSINGTON
LAND COMPANY LIMITED**

Unaudited financial statements

for the year ended

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NAYLAND WITH WISSINGTON LAND COMPANY LIMITED

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NAYLAND WITH WISSINGTON LAND COMPANY LIMITED

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M C E Wright
D Warren
J N Carpenter
R Dryden
D J Slater
R H Thorogood
C Craig

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

This report was approved by the Board on [DATE] and signed on its behalf by

M C E Wright
Director

NAYLAND MEADOW LIMITED

England & Wales - Charity number 1103994

Accounts

Nayland with Wissington Land Company Limited
Registered Charity No. 1103994
Limited by Guarantee

Income & Expenditure Account

Year ended 31st March 2024

	<u>2024</u>	<u>2023</u>
	£	£
Income		
Grant for improvements to existing footpath	42,000.00	16,000.00
Grants towards Conservation Meadow Project	-	1,176.60
Other Grants	1,176.60	-
Rural Payments Agency Grant	3,025.81	2,297.27
Gift Aid donations	0.00	250.00
Other Donations	150.00	0.00
Bank Interest	340.71	151.03
	<u>46,693.12</u>	<u>19,874.90</u>
 Expenditure		
Conservation Meadow Project:-		
Footpaths, fencing, posts, gates, trees, nest boxes, boards	60,041.60	24,931.01
Hedge Management		0.00
Countryside Stewardship		0.00
Insurance		184.67
Environment Agency for Drainage	173.72	27.51
Sundry Expenses		118.00
Bank Charges	66.75	79.25
Misc.	40.43	
	<u>60,322.50</u>	<u>25,340.44</u>
 Excess of Expenditure over Income for the year	 <u>(13,629.38)</u>	 <u>(5,465.54)</u>



Section A Independent Examiner's Report

Report to the trustees/directors/members of

Charity Name
Nayland-with-Wissington Land Company Limited

On accounts for the year ended

31 March	2024
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Charity no.:	1103994	Company no.:	05064667
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Set out on pages

1-6 of the annual accounts and return

I report to the charity trustees on my examination of the accounts of the Company for the year ended **31 March 2024**

Responsibilities and basis of report

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed: **Date:**

Name:

Relevant professional qualification(s) or body (if any):

Address:

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Not applicable.

**NAYLAND-WITH-WISSINGTON LAND COMPANY LIMITED
TRUSTEES' REPORT FOR THE CHARITY COMMISSION
(charity no 1103994)**

1. Nayland-with-Wissington Land Company Limited (the “Company”) was set up in March 2004 to acquire a meadow (the “Meadow”) near the centre of the village of Nayland, Suffolk so as better to protect the Meadow in perpetuity.
2. The Company’s activities include the preservation, protection of features of public interest. In practice its activities relate to the Meadow.
3. In 2023 we applied for a grant to DEFRA in relation to *accessibility* and were successful. Then we implemented phase 1 of the path upgrade project around the Meadow (the “PUP”).
4. This was followed by phase 2 of the PUP which completed in March 2024 and then phase 3 (the final phase) which was completed in October 2024. The total cost to the Company of the PUP was £116,707.39 with £109,000.00 received in grant money. The balance of £7,707.39 was funded from the Company’s resources.
5. All involved are satisfied that the implementation of the PUP has been a huge positive for Nayland and the general public.
6. As the PUP project has now come to a natural end it is likely that the income and expenditure of the Company will revert to its pre 2023 levels.

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Martin CE Wright
For and on behalf of the Trustees of the Company
29 January 2025