

**REGISTERED COMPANY NUMBER: 07398115 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1141252**

REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025  
  
FOR  
STONE LANE GARDENS

Barretts  
Chartered Accountants &  
Chartered Tax Advisers  
22 Union Street  
Newton Abbot  
Devon  
TQ12 2JS

STONE LANE GARDENS

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for the Year Ended 31 March 2025

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REPORT OF THE TRUSTEES  
for the Year Ended 31 March 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The charity is a charitable company limited by guarantee and has no share capital and is governed by a memorandum and articles of association. In the event of a winding up the liability of the members is limited to £1 each. The entity is also a registered charity (RCN 1141252)

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

1. To advance the education of the public by the provision and maintenance of an arboretum containing national collections of Birch (Betula) and Alder (Alnus) and by researching Birch and Alder and associated organisms in order to share knowledge and increase the scientific understanding of the genera.

2. To promote the conservation, protection, and improvement of the physical environment, in particular by:

a) Preserving rare and endangered species within the arboretum;

b) Promoting the cultivation and distribution of Birch and Alder;

c) Preserving the Ashburner Arboretum for its merit as an example of innovative (naturalistic) and outstanding landscape design.

3. To advance education of the public in the understanding and appreciation of the arts and garden design by organising exhibitions and events.

### **Significant activities**

#### **The Arboretum**

The Arboretum is maintained by employing a garden manager who is assisted by an assistant gardener, one self-employed part-time gardener and by volunteers.

The collection is open to the public 5 days every week of the year, and educational material and interpretation is available on our website and in the garden itself. Information about our activities is provided via quarterly newsletters to our "Friends" as well as through social media and local press.

Interpretation of the collection is done through re-usable guide books, labelling and interpretation panels, guided tours by our Garden Manager, illustrated talks to clubs, the "Friends" newsletter, through our web-site ([www.stonelanegardens.com](http://www.stonelanegardens.com)), and via social media.

Trees from our collection are propagated on site and sold to both private and public gardens.

In recent years our Garden Manager has run a Megrelian Birch conservation project in Georgia in partnership with BGCI. We now have ex-situ conservation collections of this endangered relict species in our living collections.

#### **Art Exhibitions**

Once again, the Charity ran its annual sculpture exhibition from June to the end of September. The exhibition serves to promote art to visitors, and there is also a productive cross-fertilisation between those who come primarily to see the arboretum and those who are mainly interested in the sculpture.

#### **Tea Room**

This had its fourth season of operation in 2024, opening 5 days a week to coincide with when the garden was open, and under the management of Trustee Anna Imrie-Tait. The Tea Room continued to make a contribution to the Gardens, both financially and as a visitor facility providing a useful initial point of contact and information for people visiting for the first time, as well as offering locally sourced refreshments.

STONE LANE GARDENS

REPORT OF THE TRUSTEES  
for the Year Ended 31 March 2025

**OBJECTIVES AND ACTIVITIES**

**Public benefit**

The Trustees are aware of the Charity Commission's guidance on public benefit by making the Arboretum and surrounding areas accessible to all.

## **ACHIEVEMENTS AND PERFORMANCE**

### **Charitable activities**

2024 was another challenging year with falling revenues in most areas. The economic climate, poor weather and the marked return to holidaying abroad all impacted on performance despite the Trustees' best efforts. Trustees Susie Pope and David Savage oversaw the annual sculpture exhibition this year, assisted by the garden team and office administrator, and curated for the first time by South West Sculptors. South West Sculptors are a group of over 60 professional sculptors working and living in the South West with members coming from Cornwall, Devon, Dorset and Somerset. The Exhibition ran from June through to the end of September, with all 58 pieces of work from 31 artists being on the theme of 'Natural Elements'.

Sales of sculptures totalled £9,445 over the course of the exhibition, giving the Charity £1,889 in commissions, a significant increase on last year. Cornish quarry company Caradon Granite once again sponsored the exhibition, alongside Fowlers Estate Agents, Reddaways Removals and Jackson Stopps & Staff Estate Agents.

Another welcome return to the Gardens in 2024 came in the form of 'The 3 Inch Fools Theatre Company'. This year the travelling troupe performed Shakespeare's 'A comedy of Errors' in August, to a large and enthusiastic audience. Our popular MusicFest was staged in July and a second open-air theatre performance by the Calf 2 Cow theatre company in June. Overall, the events achieved £780 profit for the Charity. While the financial reward to the Charity was not huge, the publicity and PR benefits, of reminding people of our existence and of helping to make the Gardens a local cultural hub, are significant.

Early in October, the Gardens once again took part in the National Gardens Scheme, whereby for two days all visitor entry fees are donated to charity. This year we collected £476. Overall admissions income was approaching 9% lower than last year at £17,366.

The nursery has always been an important part of the Charity's income stream, especially during the winter months when visitor numbers are reduced. Sadly this financial year saw a significant downturn on the revenue of last year with a gross income of £12,229. Many of the one-year-old trees not suitable for sale in earlier were sold as two or three-year-old trees in 2024 and the number of grafts purchased was reduced accordingly.

The Tea Room provides an important dimension to the Gardens, adding immeasurable benefit to the visitor experience and assisting in up-selling Friends memberships and Sculpture sales. Once again Trustee Anna Imrie-Tait oversaw the running of the tearoom with an employed tearoom supervisor managing the day to day operation and with a wider menu offering. The tearoom was open 5 days a week and the net contribution achieved was £1,261, significantly down on last year owing to employment costs. The trustees consider it a vital attribute to the Gardens and propose to open it for five days a week in 2025 once again.

In the gardens, a few more of the recently planted trees in the New Arboretum in Kenneth's Field were lost owing to dry periods. The wildflower meadow in June's Field matured and the new paths linking the wider estate continue to be mown and enjoyed by visitors. The grass amphitheatre set out in the wild-flower meadow hosted the theatre performances in June & August.

In partnership with the Swiss research laboratory Mycosolutions, the Gardens continue the trials of a possible treatment of Honey Fungus (so damaging to birch especially) though the use of another naturally occurring fungus, Trichoderma. By spreading this around the base of infected birch, the hope is that it will feed off and ultimately kills Honey Fungus without harming the trees themselves. Though it has already worked well in laboratory conditions, these will be the first fields trials in the UK, with samples of mulch spread around the base of the test and the control trees at the start of the treatment being sent back to St Gallen every winter for analysis. The trial is expected to last at least five years and if successful will be a breakthrough in the control of an otherwise untreatable problem.

Sadly, the trials haven't eradicated the spread of the disease and a number of Birch had to be felled in March 2023. Replanting was undertaken in late Spring and has added a new dimension to the garden, introducing a variety of plants and shrubs. The replanting has received very positive comment from visitors to the garden.

## STONE LANE GARDENS

### REPORT OF THE TRUSTEES

for the Year Ended 31 March 2025

The gardens were hit by two consecutive storms at the end of November. Heavy snow fell, weighing down many boughs, and was immediately followed by very high winds. The garden suffered heavy losses with several fallen trees and numerous fallen branches. The trustees, advised by the Garden Manager, took the difficult decision to close the gardens while the clearing up operation was underway, with the garden not able to re-open until February 2025. The Garden Manager organised a very successful Crowdfunding Appeal which raised in excess of £8,000 towards loss of admissions revenue, new planting and labour costs.

We continue to encourage new volunteers to help in the garden, tearoom and at events. Our garden volunteers are a friendly and welcoming group with great loyalty to the organisation. Everything that the Charity has achieved over this past and other years has depended in large measure on the hard work and goodwill of its many volunteers, without which it simply could not operate. Stone Lane Gardens take this opportunity to acknowledge and thank them all.

### **FINANCIAL REVIEW**

#### **Financial Structure and Review**

The Charity's finances are all run through its Current (Trading) Account with Lloyds Bank linked to a Instant Access Savings Account which holds various donations, gifts, and grants, most but not all of which are restricted to being used for a particular purpose in connection with the running of the Charity, and into which the Charity pays £300 per month from its rental income (see below) intended to be used solely for the maintenance of the farmhouse and cottage.

The Charity continues to have funds in its interest-bearing, 95-day notice account with Cambridge & Counties Bank and Aldermore Bank. Bank Interest of £4,581 was received during the financial year.

Excluding any one-off grants and donations, the Charity's principal income comes from visitor admissions, tree sales and property rental although Garden events are a welcome income stream and commission on the sale of sculptures is of benefit. Of its outgoings in the current financial year, approximately 52% are for the full-time employment of our staff. Other expenses vary from month to month and individually are generally below 15% of total spend for any month, with the exception of the annual insurance premium, in excess of £6000 per annum, and the sum paid for tree grafts.

The primary sources of income vary according to the time of year. In the winter it comes primarily from tree sales, in the summer from visitor admissions. The one consistent source of income for the Charity is property rental from the farmhouse, the cottage and a workshop. In 2024-25 this averaged £1,970 per month (of which £300 was transferred to the Reserve Account to cover future building costs).

#### **Gift Aid**

A Gift Aid claim covering the previous financial year was made during the year netting the Charity an additional £866.

#### **Friends Subscriptions%**

Our Friends' subscriptions supported us to the tune of £2,822 in 2024-25, a small increase on the previous year.

#### **Grant Funding, Donations, and Legacies**

Apart from numerous small donations kindly made by the Gardens' numerous Friends and well-wishers, the Charity raised £8,750 through grant funding applications.

#### **Reserves policy**

The capital value of the property can be treated as security. The Trustees have agreed to transfer money from this income from the property into a designated property maintenance reserve fund. The general reserve fund currently covers 3 months liabilities and the intention is to increase this to 6 months.

At the balance sheet date the charity had free reserves of £20,596 in the general fund (after transfers into designated funds).

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The Charity is a charitable company limited by guarantee and has no share capital and is controlled by its governing document, memorandum and articles of the company incorporated on 14 October 2010 as amended by a special resolution dated 23 March 2011 and registered at Companies House. Two further amendments were approved by the Charities Commission on 14 January 2019.

In the event of a winding up the liability of the members is limited to £1 each. The entity is also a registered charity (RCN 1141252).

### **Organisational structure**

#### **Organisational Structure**

The Trustees meet regularly and collectively also contribute about 5 days per week on a voluntary basis, some on site and some working from home.

Different areas of Trustees' responsibilities have been delegated to sub-committees which report back to all the Trustees via email as well as at quarterly meetings. These sub-committees cover: Property Management, Garden Development, Exhibitions and Events, Publicity, and Friends' Membership.

The Charity employs one permanent Garden Manager on a four day a week basis. He offered to work 3 days a week with effect from January 2025 as a temporary way of reducing the charity's expenses until some financial stability is regained. The Trustees agreed to this arrangement. A new Assistant Gardener was employed on an annual contract of 1200 hours from the beginning of October 2024, to replace the outgoing Assistant Gardener, who was working two days a week, and self-employed Gardener working approximately 1 day per week.

The Garden Manager is responsible for helping to implement the aims of the Charity and for managing and training any staff, volunteers, or self-employed workers on site, and helps with health and safety and risk assessment.

Other local volunteers help with catering at events, publicity, as well as property and garden maintenance. Together these regular volunteers contributed around 300 days over the year. Two groups, Sticklepath and Okehampton Conservation Volunteers, and the Chagford Conservation Group, help in the gardens 2 - 3 times a year each.

David Savage stepped down as a Trustee at the AGM having served six years. The Trustees would like to thank him for his hard work, commitment and enthusiasm during his time in role. Sadly David passed away unexpectedly a few months after he stepped down.

The Charity is a partner garden with the Royal Horticultural Society, and a member of Plant Heritage working in co-operation with this organisation over the management of the National Collections which have scientific status. Other affiliations include: Botanic Gardens Conservation International, Visit Dartmoor, Dartmoor First status from the Dartmoor National Park Authority and Devon CVS.

Our Garden Manager has worked closely with the BGCI in collaboration with the Georgian Institute of Botany on a joint conservation project to protect the rare Mingrelian birch in Georgia. He took part in a botanical research expedition to Greenland in 2022 and also spent two weeks in Mongolia in August 2024 studying the native shrub and tree birches of the region. Reports were published in 2023 and April 2025 respectively and are available in the research section of our website.

### **Risk management**

The Trustees have a duty to identify and review the risks to which the Charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. This is reviewed annually at the AGM.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

### **Registered Company number**

07398115 (England and Wales)

### **Registered Charity number**

1141252

STONE LANE GARDENS

REPORT OF THE TRUSTEES  
for the Year Ended 31 March 2025

**Registered office**

Stone Farm  
Stone Lane  
Chagford  
Devon  
TQ13 8JU

**Trustees**

D Savage (resigned 25.10.24)  
Ms D J Witting Treasurer  
Mrs A Imrie-Tait Chair (resigned 15.9.25)  
Ms S H D Pope  
R Cox  
T C Hudson  
J Hutchinson  
S Guthrie

**Independent Examiner**

Ian Barrett  
Barretts  
Chartered Accountants &  
Chartered Tax Advisers  
22 Union Street  
Newton Abbot  
Devon  
TQ12 2JS

**Senior staff**

The Garden Manager: Paul Bartlett

Approved by order of the board of trustees on 22 October 2025 and signed on its behalf by:

Ms D J Witting - Trustee



INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
STONE LANE GARDENS

**Independent examiner's report to the trustees of Stone Lane Gardens ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors 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 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 matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

Ian Barrett

Barretts  
Chartered Accountants &  
Chartered Tax Advisers  
22 Union Street  
Newton Abbot  
Devon  
TQ12 2JS

23 October 2025

STONE LANE GARDENS

STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
for the Year Ended 31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		67,950	8,750	76,700	68,111
Investment income	2	28,226	-	28,226	26,933
<b>Total</b>		<b>96,176</b>	<b>8,750</b>	<b>104,926</b>	<b>95,044</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Charitable activities		100,338	5,172	105,510	105,266
<b>NET INCOME/(EXPENDITURE)</b>		<b>(4,162)</b>	<b>3,578</b>	<b>(584)</b>	<b>(10,222)</b>
<b>Transfers between funds</b>	12	<b>3,240</b>	<b>(3,240)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(922)</b>	<b>338</b>	<b>(584)</b>	<b>(10,222)</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		1,237,717	20,572	1,258,289	1,268,511
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,236,795</b>	<b>20,910</b>	<b>1,257,705</b>	<b>1,258,289</b>

The notes form part of these financial statements

STONE LANE GARDENS

BALANCE SHEET

31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	369,494	-	369,494	369,763
Investment property	8	761,229	-	761,229	762,323
		<u>1,130,723</u>	<u>-</u>	<u>1,130,723</u>	<u>1,132,086</u>
<b>CURRENT ASSETS</b>					
Debtors	9	2,116	-	2,116	1,765
Cash at bank and in hand		109,910	20,909	130,819	135,755
		<u>112,026</u>	<u>20,909</u>	<u>132,935</u>	<u>137,520</u>
<b>CREDITORS</b>					
Amounts falling due within one year	10	(2,687)	-	(2,687)	(5,653)
<b>NET CURRENT ASSETS</b>		<u>109,339</u>	<u>20,909</u>	<u>130,248</u>	<u>131,867</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,240,062</u>	<u>20,909</u>	<u>1,260,971</u>	<u>1,263,953</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	11	(3,266)	-	(3,266)	(5,664)
<b>NET ASSETS</b>		<u>1,236,796</u>	<u>20,909</u>	<u>1,257,705</u>	<u>1,258,289</u>
<b>FUNDS</b>	12				
Unrestricted funds:					
General fund				399,957	399,147
Black Swan Fund				25,403	29,809
June Ashburner Legacy				15,000	15,000
Margaret Cruft Legacy				25,700	29,450
Investment Property Fund				753,535	753,535
Rental Property Maintenance Fund				14,377	10,776
Storm Bert appeal				2,824	-
				<u>1,236,796</u>	<u>1,237,717</u>
Restricted funds				<u>20,909</u>	<u>20,572</u>
<b>TOTAL FUNDS</b>				<u>1,257,705</u>	<u>1,258,289</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The notes form part of these financial statements

STONE LANE GARDENS

BALANCE SHEET - continued

31 March 2025

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 22 October 2025 and were signed on its behalf by:

D J Witting - Trustee

**NOTES TO THE FINANCIAL STATEMENTS**  
for the Year Ended 31 March 2025

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 15% on reducing balance
Fixtures and fittings	- 20% on cost
Computer equipment	- 20% on cost

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. INVESTMENT INCOME**

	2025	2024
	£	£
Rents received	23,645	23,175
Deposit account interest	4,581	3,758
	<u>28,226</u>	<u>26,933</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

**3. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation - owned assets	<u>6,590</u>	<u>8,100</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**5. STAFF COSTS**

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

	2025	2024
Garden Manager	1	1
Assistant Gardener	1	1
	<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	59,310	8,801	68,111
Investment income	26,933	-	26,933
<b>Total</b>	<u>86,243</u>	<u>8,801</u>	<u>95,044</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Charitable activities	103,012	2,254	105,266
<b>NET INCOME/(EXPENDITURE)</b>	(16,769)	6,547	(10,222)
<b>Transfers between funds</b>	3,652	(3,652)	-
<b>Net movement in funds</b>	<u>(13,117)</u>	<u>2,895</u>	<u>(10,222)</u>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	1,250,833	17,678	1,268,511

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>1,237,716</b>	<b>20,573</b>	<b>1,258,289</b>

7. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST OR VALUATION</b>					
At 1 April 2024	322,392	30,899	41,481	689	395,461
Additions	-	5,206	-	1,115	6,321
At 31 March 2025	322,392	36,105	41,481	1,804	401,782
<b>DEPRECIATION</b>					
At 1 April 2024	-	17,185	8,276	237	25,698
Charge for year	-	2,108	4,344	138	6,590
At 31 March 2025	-	19,293	12,620	375	32,288
<b>NET BOOK VALUE</b>					
At 31 March 2025	322,392	16,812	28,861	1,429	369,494
At 31 March 2024	322,392	13,714	33,205	452	369,763

Cost or valuation at 31 March 2025 is represented by:

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
Valuation in 2021	54,379	-	-	-	54,379
Cost	268,013	36,105	41,481	1,804	347,403
	322,392	36,105	41,481	1,804	401,782

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

**8. INVESTMENT PROPERTY**

£

**FAIR VALUE**

At 1 April 2024  
and 31 March 2025

762,825

**AMORTISATION**

At 1 April 2024  
Charge for year

502

1,094

At 31 March 2025

1,596

**NET BOOK VALUE**

At 31 March 2025

761,229

At 31 March 2024

762,323

Fair value at 31 March 2025 is represented by:

£

Valuation in 2021

250,000

Cost

512,825

762,825

**9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

2025

2024

£

£

Prepayments and accrued income

2,116

1,765

**10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

2025

2024

£

£

Other creditors

1,425

1,388

Accruals and deferred income

1,262

4,265

2,687

5,653



NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

**11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2025	2024
	£	£
Other creditors	<u>3,266</u>	<u>5,664</u>

**12. MOVEMENT IN FUNDS**

	At 1.4.24	Net movement	Transfers	At
	£	in funds	between	31.3.25
		£	funds	£
<b>Unrestricted funds</b>				
General fund	399,146	(2,579)	3,390	399,957
Black Swan Fund	29,809	(4,406)	-	25,403
June Ashburner Legacy	15,000	-	-	15,000
Margaret Cruft Legacy	29,450	-	(3,750)	25,700
Investment Property Fund	753,535	-	-	753,535
Rental Property Maintenance Fund	10,777	-	3,600	14,377
Storm Bert appeal	-	2,824	-	2,824
	<u>1,237,717</u>	<u>(4,161)</u>	<u>3,240</u>	<u>1,236,796</u>
<b>Restricted funds</b>				
Ernest Cook Trust	1,891	(177)	-	1,714
Tea Room fund	590	(145)	-	445
Foyle Foundation	650	-	(650)	-
Jane Seymour Bequest	5,840	-	-	5,840
Dartmoor Leaf Fund	658	(675)	17	-
National Lottery	2,127	-	-	2,127
Save The Garden Fund	2,478	-	(18)	2,460
June Ashburner Bequest	1,036	-	-	1,036
South West Water	4,052	-	(1,581)	2,471
West Devon Council	950	369	(1,115)	204
Chagford Community Trust	-	99	(99)	-
Chagford Show Committee	300	(488)	188	-
Finnis Scott	-	362	-	362
Linder Foundation	-	3,750	-	3,750
Viscount Amory Trust	-	500	-	500
Plant Heritage	-	(18)	18	-
	<u>20,572</u>	<u>3,577</u>	<u>(3,240)</u>	<u>20,909</u>
<b>TOTAL FUNDS</b>	<u>1,258,289</u>	<u>(584)</u>	<u>-</u>	<u>1,257,705</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	88,252	(90,831)	(2,579)
Black Swan Fund	-	(4,406)	(4,406)
Storm Bert appeal	7,924	(5,100)	2,824
	<u>96,176</u>	<u>(100,337)</u>	<u>(4,161)</u>
<b>Restricted funds</b>			
Ernest Cook Trust	-	(177)	(177)
Tea Room fund	-	(145)	(145)
Dartmoor Leaf Fund	-	(675)	(675)
West Devon Council	1,500	(1,131)	369
Chagford Community Trust	500	(401)	99
Chagford Show Committee	-	(488)	(488)
Finnis Scott	2,000	(1,638)	362
Linder Foundation	3,750	-	3,750
Viscount Amory Trust	500	-	500
Plant Heritage	500	(518)	(18)
	<u>8,750</u>	<u>(5,173)</u>	<u>3,577</u>
<b>TOTAL FUNDS</b>	<u><u>104,926</u></u>	<u><u>(105,510)</u></u>	<u><u>(584)</u></u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
<b>Unrestricted funds</b>				
General fund	413,761	(14,666)	52	399,147
Black Swan Fund	30,000	(191)	-	29,809
June Ashburner Legacy	15,000	-	-	15,000
Margaret Cruft Legacy	31,361	(1,911)	-	29,450
Investment Property Fund	753,535	-	-	753,535
Rental Property Maintenance Fund	7,176	-	3,600	10,776
	<u>1,250,833</u>	<u>(16,768)</u>	<u>3,652</u>	<u>1,237,717</u>
<b>Restricted funds</b>				
Ernest Cook Trust	1,891	-	-	1,891
Tea Room fund	935	(160)	(185)	590
Foyle Foundation	885	(235)	-	650
Jane Seymour Bequest	5,840	-	-	5,840
Dartmoor Leaf Fund	658	-	-	658
Ashburner Prize Fund	46	(46)	-	-
National Lottery	2,127	-	-	2,127
TConsult	555	(555)	-	-
Save The Garden Fund	2,395	-	83	2,478
June Ashburner Bequest	2,346	-	(1,310)	1,036
South West Water	-	6,300	(2,248)	4,052
West Devon Council	-	950	-	950
Chagford Community Trust	-	(8)	8	-
Chagford Show Committee	-	300	-	300
	<u>17,678</u>	<u>6,546</u>	<u>(3,652)</u>	<u>20,572</u>
<b>TOTAL FUNDS</b>	<u>1,268,511</u>	<u>(10,222)</u>	<u>-</u>	<u>1,258,289</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 March 2025

**12. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	85,743	(100,409)	(14,666)
Black Swan Fund	500	(691)	(191)
Margaret Cruft Legacy	-	(1,911)	(1,911)
	<hr/> 86,243	<hr/> (103,011)	<hr/> (16,768)
<b>Restricted funds</b>			
Tea Room fund	-	(160)	(160)
Foyle Foundation	-	(235)	(235)
Ashburner Prize Fund	1,000	(1,046)	(46)
TConsult	1	(556)	(555)
South West Water	6,300	-	6,300
West Devon Council	950	-	950
Chagford Community Trust	250	(258)	(8)
Chagford Show Committee	300	-	300
	<hr/> 8,801	<hr/> (2,255)	<hr/> 6,546
<b>TOTAL FUNDS</b>	<hr/> <hr/> 95,044	<hr/> <hr/> (105,266)	<hr/> <hr/> (10,222)

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2025.

**14. INDEPENDENT EXAMINER'S REMUNERATION**

The fee for the Independent Examination is included with the accountancy fee in the accounts. For 2023 it was £400 (2022: £400).

STONE LANE GARDENS

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the Year Ended 31 March 2025

	2025 £	2024 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	8,275	995
Gift aid	866	1,764
Grants	8,750	7,800
Trees & plants	12,229	16,706
Friends subscriptions	2,822	2,748
Sales	1,602	2,549
Public & group visits	17,366	18,990
Mythic garden commission	1,889	840
Sponsorship	200	1,750
Tea Room	17,053	8,809
Book royalties	112	62
Sundry income	740	5,098
Fundraising events	4,796	-
	<b>76,700</b>	<b>68,111</b>
<b>Investment income</b>		
Rents received	23,645	23,175
Deposit account interest	4,581	3,758
	<b>28,226</b>	<b>26,933</b>
<b>Total incoming resources</b>	<b>104,926</b>	<b>95,044</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages	55,125	44,352
Insurance	6,235	5,307
Light and heat	1,118	1,131
Telephone & Internet	545	245
Advertising, printing & PR	3,530	3,995
Rates & water	956	1,044
Repairs & maintenance	1,208	614
Purchases	556	784
Office & sundry expenses	1,508	959
Tea room expenses	4,102	2,622
Events	4,624	3,150
Volunteer costs	-	470
IT licence fees	291	445
Barn restoration	-	4,825
IT & website	766	1,503
Garden equipment	1,263	567
Garden maintenance	7,970	6,428
Travel	-	124
Carried forward	<b>89,797</b>	<b>78,565</b>

This page does not form part of the statutory financial statements

STONE LANE GARDENS

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the Year Ended 31 March 2025

	2025 £	2024 £
<b>Charitable activities</b>		
Brought forward	<b>89,797</b>	78,565
Visitor facilities	<b>473</b>	791
Exhibition expenses	<b>536</b>	2,245
Memberships	<b>257</b>	190
Prizes	-	1,000
Catering equipment	-	(189)
Tree grafting	<b>2,975</b>	6,785
Cinema	-	1,494
Nursery	<b>1,724</b>	2,218
Sculptures	-	462
Freehold property	<b>311</b>	314
Plant and machinery	<b>2,107</b>	2,029
Fixtures and fittings	<b>5,126</b>	5,961
Computer equipment	<b>138</b>	110
	<b>103,444</b>	101,975
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	<b>964</b>	755
<b>Governance costs</b>		
Legal & professional fees	-	412
Accountancy	<b>1,102</b>	2,124
	<b>1,102</b>	2,536
Total resources expended	<b>105,510</b>	105,266
<b>Net expenditure</b>	<b>(584)</b>	(10,222)