

**THE CHAMBERCOMBE TRUST**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2022**

Dyer & Co  
Chartered Accountants  
Onega House  
112 Main Road  
Sidcup  
Kent DA14 6NE

**THE CHAMBERCOMBE TRUST**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2022**

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**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE CHAMBERCOMBE TRUST**

We report on the accounts of the Trust for the year ended 31 March 2022, which are set out on pages 2 to 4.

Respective Responsibilities and Basis of Report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

Upon completion of our examination we confirm that no material matters have come to my attention in connection with the examination which gives us cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

We 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.

Dyer & Co  
Onega House  
112 Main Road  
Sidcup  
Kent  
DA14 6NE

Chartered Accountants

# THE CHAMBERCOMBE TRUST

## BALANCE SHEET

**AS AT 31ST MARCH 2022**

	<u>31 March 2022</u>		<u>31 March 2021</u>	
	£	£	£	£
<u>FIXED ASSETS:</u>				
<u>FREEHOLD PROPERTY</u> – Note		802,148		802,148
<u>EQUIPMENT</u>				
Balance as at 1 April 2021 & 31 March 2022		24,972		24,972
<u>FIXTURES AND FITTINGS</u>				
Balance as at 1 April 2021 & 31 March 2022		<u>10,265</u>		<u>10,265</u>
 <u>TOTAL FIXED ASSETS</u>		 837,387		 837,387
<u>CURRENT ASSETS:</u>				
Chambercombe Trading Ltd		380,598		380,598
Cash at Bank		<u>922</u>		<u>922</u>
		<u>381,520</u>		<u>381,520</u>
 <u>DEDUCT: CURRENT LIABILITIES:</u>				
Sundry Creditors and Accruals		<u>376</u>		<u>376</u>
 <u>NET CURRENT ASSETS</u>		 <u>381,144</u>		 <u>381,144</u>
		<u>£1,218,531</u>		<u>£1,218,531</u>
 <u>Represented By:</u>				
<u>TRUST INCOME ACCOUNT</u>		<u>£1,218,531</u>		<u>£1,218,531</u>

.....)	
J. Mogg	)
.....)	
S Johnson	)
.....)	
A S Powell	)

Approved – Trustees

**THE CHAMBERCOMBE TRUST**

**INCOME ACCOUNT**

**FOR THE YEAR ENDED 31ST MARCH 2022**

	<u>Year Ended</u> <u>31 March 2022</u>		<u>Year Ended</u> <u>31 March 2021</u>	
	£	£	£	£
Interest Received		-		-
<u>Sale of Property</u>				
Sale Proceeds	-			
Property Cost	-			
Selling Costs	-			
	<hr/>			
Loss on sale of property		-		
		<hr/>		<hr/>
(DEFICIT)/SURPLUS FOR THE YEAR		-		-
SURPLUS BROUGHT FORWARD		<u>1,218,531</u>		<u>1,218,531</u>
SURPLUS CARRIED FORWARD		<u>£1,218,531</u>		<u>£1,218,531</u>

**THE CHAMBERCOMBE TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2022**

	<u>31 March 2022</u>		<u>31 March 2021</u>	
	£	£	£	£
<u>FREEHOLD PROPERTY</u>				
<u>CHAMBERCOMBE MANOR:</u>				
Freehold Property at Cost	139,200		139,200	
Improvements	<u>129,976</u>		<u>129,976</u>	
		269,176		269,176
<u>BUZZACOTT MANOR:</u>				
Freehold Property at Cost	200,000		200,000	
Legal Expenses on Acquisition	3,423		3,423	
Improvements at Cost	<u>198,961</u>		<u>198,961</u>	
		402,384		402,384
<u>WISTERIA COTTAGE</u>				
Freehold Property at Cost		130,587		130,587
<u>LAND AT KILLACLEAVE, ILFRACOMBE</u>				
Cost		<u>1</u>		<u>1</u>
<u>COST AS AT 31 MARCH 2022</u>		<u>£802,148</u>		<u>£802,148</u>

The Trustees had two of the Trust Properties in Devon professionally valued on the 20 April 2000 by local Estate Agents. The valuations were as follows:-

PROFESSIONAL VALUATION

	£
<u>20 April 2000</u>	
Chambercombe Manor, Ilfracombe, Devon	325,000
Buzzacott Manor, Devon	209,000