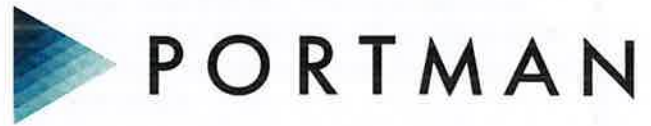


Portman Finance Group, Portman House, 300 Pavilion Drive,
Northampton Business Park, Northampton, NN4 7YE



T: 01604 761276

F: 01604 808576

Please direct any correspondence regarding this proposal to:
Kyle Ellis

CUSTOMER DETAILS

Trading Name	GHENOS (HENCOTE) LIMITED	Company reg. No.	09592356
Trading As	GHENOS (HENCOTE) LIMITED	Telephone No.	7802830359
Trading Address	Kingsland House, 39 Abbey Foregate, Shrewsbury, Shropshire,	Mobile No.	07802 830359
		Email Address	acstevens59@gmail.com
Postcode	SY2 6BL	Website Address	http://hencote.com
Business Activities	Growing of grapes	Date Established	15/05/2015

PERSONAL DETAILS (Sole Proprietor/Partners/Directors)

Name	Date of Birth	Address	Property Value	Mortgage Outstanding
Andrew Stevens	03/10/1959	Hencote Farm, Shrewsbury SY4 3AA	£2,200,000.00	£810,000.00
Dora Stevens	07/04/1958	Hencote Farm, Shrewsbury SY4 3AA	£2,200,000.00	£810,000.00

LOAN DETAILS

Full Description of Loan	Commercial Loan
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FINANCE DETAILS

Loan Amount	£100,000.00
Term	0+12
Frequency	Monthly
Type of Agreement	Unsecured Short Term Loan

ADDITIONAL INFORMATION

WE HAVE PERMISSION TO SEARCH THE DIRECTORS AND GUARANTEES ARE AVAILABLE

We have advised the Customer concerned that searches with a credit reference agency will be made against their Name and Business; they have consented to such searches being carried out.

Client History

Ghenos (Hencote) Limited has an existing facility with Federal Capital. Originally £100,000 was funded in October 2023. Ghenos (Hencote) Limited is now 75% of the way through the agreement. Ghenos (Hencote) Limited was then offered a secondary facility by Federal Capital in March 2024 of £40,000 of which they are now 25% of the way through. This leaves a remaining balance of £75,127.

Ghenos (Hencote) Limited would like to look to refinance this as well as release some additional cashflow into the

business of around £25,000 after repaying Federal Capital. Previously when I approached in March 2024, you mentioned this was of interest however, the total amount was above your usual parameters, this application has now been placed as we are within those parameters. Ghenos (Hencote) Limited have demonstrated no forbearance on the agreement and are considered a good existing client.

Company Information

Ghenos (Hencote) Limited, a renowned establishment in Shrewsbury, Shropshire, offers a unique dining experience with panoramic views of the Hencote Vineyard and the Shropshire Hills. Their menu creatively reimagines classic British and French dishes, using locally sourced ingredients and meat from the acclaimed Aubrey Allen Butchers. Hencote also conducts Vineyard Tours and Wine Tastings, providing visitors with insights into their winemaking process. With picturesque surroundings, dining facilities, and accommodation options, the estate serves as an ideal venue for events such as weddings and birthdays.

Company Financials

For the year ended 31 March 2023, Ghenos (Hencote) Limited demonstrated robust financial performance. Despite a decrease in turnover to £545,968, cost management was effective, reducing cost of sales to £76,609 from £988,355. This led to a strong gross profit of £469,359. Administrative expenses were significantly lowered to £137,238, contributing to a stable operating profit of £332,165. The company reported a profit before taxation of £160,712, and after-tax profits rose to £235,823, reflecting a solid improvement from the previous year's £182,077.

Funding Rationale

The loan amount of £100,000 is intended to refinance their existing Federal Capital agreement and the remaining balance is to support ongoing site developments at Hencote Estate. This strategic investment will be used to enhance dining facilities, improve accommodation options, and upgrade event venues. These enhancements aim to attract a higher volume of customers and diversify revenue streams for Ghenos (Hencote) Limited. By elevating the overall guest experience and expanding their offerings, the estate is positioned to increase its market appeal and drive sustainable business growth.

ATTACHMENTS

Latest Filed Accounts (2023)
Last 6months business bank statements

DATE:	03/07/2024	PROPOSAL CHECKED BY:	
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