

REGISTERED NUMBER: 00301310 (England and Wales)

Financial Statements for the Year Ended 31 March 2017

for

**Metropolitan & Country Land & Estate
Company, Limited**

Thornton Springer LLP
Chartered Accountants and
Statutory Auditor
67 Westow Street
Upper Norwood
London
SE19 3RW

**Metropolitan & Country Land & Estate
Company,Limited (Registered number: 00301310)**

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for the Year Ended 31 March 2017**

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**Metropolitan & Country Land & Estate
Company,Limited**

**Company Information
for the Year Ended 31 March 2017**

DIRECTORS:

P P W Smith
B M G Patterson
Mrs A D Patterson
Mrs K Blythe

REGISTERED OFFICE:

67 Westow Street
London
SE19 3RW

REGISTERED NUMBER:

00301310 (England and Wales)

AUDITORS:

Thornton Springer LLP
Chartered Accountants and
Statutory Auditor
67 Westow Street
Upper Norwood
London
SE19 3RW

**Metropolitan & Country Land & Estate
Company,Limited (Registered number: 00301310)**

**Balance Sheet
31 March 2017**

	Notes	31.3.17 £	31.3.16 £
FIXED ASSETS			
Investment property	5	22,535,500	22,080,500
CURRENT ASSETS			
Debtors	6	183,249	176,729
Cash at bank		466,910	1,295,041
		650,159	1,471,770
CREDITORS			
Amounts falling due within one year	7	(413,768)	(267,096)
NET CURRENT ASSETS		236,391	1,204,674
TOTAL ASSETS LESS CURRENT LIABILITIES		22,771,891	23,285,174
PROVISIONS FOR LIABILITIES		(3,655,160)	(3,768,474)
NET ASSETS		19,116,731	19,516,700
CAPITAL AND RESERVES			
Called up share capital		24,000	24,000
Fair value reserves		16,646,046	16,113,531
Retained earnings		2,446,685	3,379,169
SHAREHOLDERS' FUNDS		19,116,731	19,516,700

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 18 December 2017 and were signed on its behalf by:

Mrs A D Patterson - Director

B M G Patterson - Director

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 March 2017

1. STATUTORY INFORMATION

Metropolitan & Country Land & Estate Company,Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Rental income

This is brought into account on an accruals basis.

Repairs & renewals

These costs are charged to revenue as they are incurred.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 4 (2016 - 4) .

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2017**

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2016	22,080,500
Additions	35,800
Revaluations	419,200
At 31 March 2017	<u>22,535,500</u>
NET BOOK VALUE	
At 31 March 2017	<u>22,535,500</u>
At 31 March 2016	<u>22,080,500</u>

Fair value at 31 March 2017 is represented by:

	£
Valuation in 2017	20,301,206
Cost	<u>2,234,294</u>
	<u>22,535,500</u>

If investment properties had not been revalued they would have been included at the following historical cost:

	31.3.17 £	31.3.16 £
Cost	<u>2,234,294</u>	<u>2,198,494</u>

Investment properties were valued on a fair value basis on 31 March 2017 by Peter James Estate Agents & Valuers

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.17 £	31.3.16 £
Trade debtors	159,353	165,951
Other debtors	<u>23,896</u>	<u>10,778</u>
	<u>183,249</u>	<u>176,729</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.17 £	31.3.16 £
Trade creditors	76,416	42,904
Taxation and social security	276,422	203,754
Other creditors	<u>60,930</u>	<u>20,438</u>
	<u>413,768</u>	<u>267,096</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2017**

8. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

P L Wallyn (Senior Statutory Auditor)
for and on behalf of Thornton Springer LLP

9. RELATED PARTY DISCLOSURES

During the year, total dividends of £489,750 (2016 - £96,000) were paid to the directors .

10. APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.