

Financial Statements for the Year Ended 31 March 2025

for

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

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

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

**Contents of the Financial Statements
for the Year Ended 31 March 2025**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3

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

**Company Information
for the Year Ended 31 March 2025**

DIRECTORS:

PPW Smith
Mrs KLJ Blythe
Mrs A D Patterson
B M G Patterson

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
London
SE19 3RW

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

Balance Sheet
31 March 2025

	Notes	31.3.25 £	31.3.24 £
FIXED ASSETS			
Investment property	5	20,540,000	21,755,000
CURRENT ASSETS			
Debtors	6	172,271	194,358
Cash at bank		353,574	241,547
		<u>525,845</u>	<u>435,905</u>
CREDITORS			
Amounts falling due within one year	7	<u>(333,806)</u>	<u>(249,456)</u>
NET CURRENT ASSETS		<u>192,039</u>	<u>186,449</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		20,732,039	21,941,449
PROVISIONS FOR LIABILITIES		<u>(3,826,784)</u>	<u>(4,099,293)</u>
NET ASSETS		<u>16,905,255</u>	<u>17,842,156</u>
CAPITAL AND RESERVES			
Called up share capital	8	24,000	24,000
Fair value reserves	9	14,641,544	15,549,770
Retained earnings	9	<u>2,239,711</u>	<u>2,268,386</u>
SHAREHOLDERS' FUNDS		<u>16,905,255</u>	<u>17,842,156</u>

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

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 and authorised for issue on 22 November 2025 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 2025**

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.

2. STATEMENT OF COMPLIANCE

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

The presentation currency of the financial statements is in Pound Sterling (£). Monetary amounts are rounded to the nearest £.

Turnover

Turnover represents rental income and is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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.

Repairs & renewals

These costs are charged to revenue as they are incurred. The cost element of improvements is capitalised.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 4 (2024 - 4) .

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2024	21,755,000
Additions	35,000
Disposals	(1,925,000)
Revaluations	675,000
At 31 March 2025	<u>20,540,000</u>
NET BOOK VALUE	
At 31 March 2025	<u>20,540,000</u>
At 31 March 2024	<u>21,755,000</u>

Fair value at 31 March 2025 is represented by:

	£
Valuation in 2025	18,468,329
Cost	<u>2,071,671</u>
	<u>20,540,000</u>

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

	31.3.25 £	31.3.24 £
Cost	<u>2,071,671</u>	<u>2,105,936</u>

Investment properties were valued on a fair value basis on 31 March 2025 by Benjamin Patterson, the director .

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25 £	31.3.24 £
Trade debtors	143,618	183,373
Other debtors	<u>28,653</u>	<u>10,985</u>
	<u>172,271</u>	<u>194,358</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25 £	31.3.24 £
Trade creditors	57,361	44,487
Taxation and social security	224,400	145,673
Other creditors	<u>52,045</u>	<u>59,296</u>
	<u>333,806</u>	<u>249,456</u>

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

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.25	31.3.24
		£	£	£
24,000	Ordinary	£1	<u>24,000</u>	<u>24,000</u>

9. RESERVES

	Retained earnings £	Fair value reserves £	Totals £
At 1 April 2024	2,268,386	15,549,770	17,818,156
Profit for the year	623,099		623,099
Dividends	(1,560,000)		(1,560,000)
Revaluation	(675,000)	675,000	-
Realisation of revaluation gains and losses of previous years	1,855,735	(1,855,735)	-
Deferred tax provision	(272,509)	272,509	-
At 31 March 2025	<u>2,239,711</u>	<u>14,641,544</u>	<u>16,881,255</u>

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

The Report of the Auditors was unqualified.

Garth Myers FCCA, ACA (Senior Statutory Auditor)
for and on behalf of Thornton Springer LLP

11. ULTIMATE CONTROLLING PARTY

The directors are considered to be the ultimate controlling parties by virtue of their ability to act in concert in respect of the financial and operating policies of the company.

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.