Registered number: 02282721

DUTTON PROPERTY LIMITED

UNAUDITED

ABBREVIATED ACCOUNTS

FOR THE PERIOD ENDED 30 JUNE 2016

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DUTTON PROPERTY LIMITED

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DUTTON PROPERTY LIMITED

The following reproduces the text of the Chartered Accountants' Report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 6) have been prepared.

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF DUTTON PROPERTY LIMITED
FOR THE PERIOD ENDED 30 JUNE 2016

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Dutton Property Limited for the period ended 30 June 2016 which comprise the Profit and Loss Account, the Statement of Total Recognised Gains and Losses, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Dutton Property Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Dutton Property Limited and state those matters that we have agreed to state to the Board of Directors of Dutton Property Limited, as a body, in this report in accordance with ICAEW Technical release TECH07/16AAF . To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Dutton Property Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Dutton Property Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Dutton Property Limited. You consider that Dutton Property Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or review of the financial statements of Dutton Property Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Scrutton Bland

Scrutton Bland

Chartered Accountants

820 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

Date: 22/3/17

DUTTON PROPERTY LIMITED
REGISTERED NUMBER: 02282721

ABBREVIATED BALANCE SHEET
AS AT 30 JUNE 2016

	Note	£	30 June 2016 £	£	31 December 2014 £
Fixed assets					
Tangible assets	2		**2,203,781**		2,002,749
Current assets					
Debtors		**4,338**		15,946	
Creditors: amounts falling due within one year		**(555,836)**		(128,846)	
Net current liabilities			**(551,498)**		(112,900)
Total assets less current liabilities			**1,652,283**		1,889,849
Creditors: amounts falling due after more than one year			**(24,072)**		(513,427)
Net assets			**1,628,211**		1,376,422
Capital and reserves					
Called up share capital	6		**1,000**		1,000
Revaluation reserve			**1,400,000**		1,200,000
Profit and loss account			**227,211**		175,422
Shareholders' funds			**1,628,211**		1,376,422

ABBREVIATED BALANCE SHEET (continued)
AS AT 30 JUNE 2016

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 30 June 2016 and of its profit for the period in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 20 March 2017

.....
C J G Dutton
Director

The notes on pages 4 to 6 form part of these financial statements.

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 30 JUNE 2016

1. Accounting Policies

Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of Freehold property and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Going concern

The bank loan shown as due within one year is due for renewal in May 2017. The directors are confident that this facility will be extended.

Turnover

The turnover shown in the profit and loss account represents the amounts due in respect of rental and service charge income earned in the period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures and fittings	-	25% on cost

No depreciation is charged on the freehold property as it is maintained to a high standard and, in consequence its useful economic life is extended so that depreciation is considered to be immaterial.

Deferred taxation

The charge for taxation is based on the result for the period. The charge also takes into account taxation deferred because of timing differences between the treatment of certain items for accounting and taxation purposes. Provision is made for deferred taxation on all timing differences. The rate of taxation is that which is expected to be applied when the liability is expected to crystalise, based on tax rates that have been enacted by the balance sheet date.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 30 JUNE 2016

2. Tangible fixed assets

	£
Cost or valuation	
At 1 January 2015	**2,076,452**
Additions	**2,292**
Revaluation surplus	**200,000**
At 30 June 2016	**2,278,744**
Depreciation	
At 1 January 2015	**73,703**
Charge for the period	**1,260**
At 30 June 2016	**74,963**
Net book value	
At 30 June 2016	**2,203,781**
At 31 December 2014	2,002,749

3. Creditors: Amounts falling due within one year

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	2016	2014
	£	£
Bank loans and overdrafts	**507,259**	39,400

4. Creditors: Amounts falling due after more than one year

The following liabilities disclosed under creditors falling due after more than one year are secured by the company:

	2016	2014
	£	£
Bank loans	**24,072**	513,427

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 30 JUNE 2016

5. Transactions with the directors

Directors loan account

The activity for Mr C J G Dutton's loan account is detailed below;

	2016	2014
	£	£
Balance at 1 January	**(74,500)**	(1,975)
Amounts advanced in year	**124,846**	246,391
Repayments in year	**(46,407)**	(318,916)
Balance at 31 December	**3,939**	(74,500)

The maximum balance owed to the company during the period was £8,373 (2014: £3,873). The loan is made on an interest free basis and is included within other debtors (2014: other creditors).

6. Share capital

	30 June 2016	31 December 2014
	£	£
Allotted, called up and fully paid		
1,000 Ordinary shares of £1 each	**1,000**	1,000