

REGISTERED NUMBER: 02547721 (England and Wales)

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
FOR
EDNASTON INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2016**

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EDNASTON INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2016

DIRECTOR: Miss E L Thacker

SECRETARY: Miss L M Cunningham

REGISTERED OFFICE: The Old Coach House
Horse Fair
Rugeley
Staffordshire
WS15 2EL

REGISTERED NUMBER: 02547721 (England and Wales)

ACCOUNTANTS: Wynniatt-Husey Ltd
Chartered Accountants
The Old Coach House
Horsefair
Rugeley
Staffordshire
WS15 2EL

EDNASTON INVESTMENTS LIMITED (REGISTERED NUMBER: 02547721)

**BALANCE SHEET
31 DECEMBER 2016**

31.12.15			Notes	31.12.16	
£	£			£	£
		FIXED ASSETS			
	3,252,560	Tangible assets	4		3,297,926
		CURRENT ASSETS			
70,000		Stocks	5	70,000	
125,715		Debtors	6	87,214	
9,723		Cash at bank		15,338	
<u>205,438</u>				<u>172,552</u>	
		CREDITORS			
1,445,408		Amounts falling due within one year	7	1,405,977	
	(1,239,970)	NET CURRENT LIABILITIES			(1,233,425)
	2,012,590	TOTAL ASSETS LESS CURRENT LIABILITIES			2,064,501
		CREDITORS			
	(117,121)	Amounts falling due after more than one year	8		(91,123)
	(8,332)	PROVISIONS FOR LIABILITIES	10		(8,153)
	<u>1,887,137</u>	NET ASSETS			<u>1,965,225</u>
		CAPITAL AND RESERVES			
	100	Called up share capital	11		100
	999,261	Revaluation reserve	12		999,261
	887,776	Retained earnings	12		965,864
	<u>1,887,137</u>	SHAREHOLDERS' FUNDS			<u>1,965,225</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

BALANCE SHEET - continued
31 DECEMBER 2016

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 director on 27 September 2017 and were signed by:

Miss E L Thacker - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016**

1. STATUTORY INFORMATION

Ednaston Investments 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. ACCOUNTING POLICIES

Basis of preparing the financial statements

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. The financial statements have been prepared under the historical cost convention.

Turnover

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

Stocks

Work in progress is valued at the lower of cost and net realisable value.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2016

4. TANGIBLE FIXED ASSETS

	Totals £	Freehold property £	Fixtures and fittings £
COST			
At 1 January 2016	3,306,601	3,210,901	95,700
Additions	<u>60,832</u>	<u>46,259</u>	<u>14,573</u>
At 31 December 2016	<u>3,367,433</u>	<u>3,257,160</u>	<u>110,273</u>
DEPRECIATION			
At 1 January 2016	54,041	-	54,041
Charge for year	<u>15,466</u>	<u>-</u>	<u>15,466</u>
At 31 December 2016	<u>69,507</u>	<u>-</u>	<u>69,507</u>
NET BOOK VALUE			
At 31 December 2016	<u>3,297,926</u>	<u>3,257,160</u>	<u>40,766</u>
At 31 December 2015	<u>3,252,560</u>	<u>3,210,901</u>	<u>41,659</u>

No revaluation has been carried out during the year on the properties, however the Director believes that the current market value of the properties is in excess of £3.3 million and therefore feels that a revaluation or dilapidation is not necessary.

5. STOCKS

	31.12.16 £	31.12.15 £
Work-in-progress	<u>70,000</u>	<u>70,000</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.16 £	31.12.15 £
Trade debtors	45,224	139,361
Other debtors	<u>41,990</u>	<u>(13,646)</u>
	<u>87,214</u>	<u>125,715</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.16 £	31.12.15 £
Bank loans and overdrafts	1,197,040	1,276,116
Trade creditors	38,038	40,505
Tax	36,970	29,402
VAT	8,104	6,385
Other creditors	47,670	41,669
Credit card	1,287	1,309
Accruals and deferred income	50,293	48,472
Accrued expenses	<u>26,575</u>	<u>1,550</u>
	<u>1,405,977</u>	<u>1,445,408</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2016

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.16	31.12.15
	£	£
Other creditors	<u>91,123</u>	<u>117,121</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.16	31.12.15
	£	£
Bank overdraft	-	7,111
Bank loans	<u>1,197,040</u>	<u>1,269,005</u>
	<u>1,197,040</u>	<u>1,276,116</u>

10. PROVISIONS FOR LIABILITIES

	31.12.16	31.12.15
	£	£
Deferred tax	<u>8,153</u>	<u>8,332</u>
		Deferred tax
		£
Balance at 1 January 2016		8,332
Movement during the year		<u>(179)</u>
Balance at 31 December 2016		<u>8,153</u>

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			31.12.16	31.12.15
Number:	Class:	Nominal value:	£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

12. RESERVES

	Totals	Retained earnings	Revaluation reserve
	£	£	£
At 1 January 2016	1,887,037	887,776	999,261
Profit for the year	<u>78,088</u>	<u>78,088</u>	
At 31 December 2016	<u>1,965,125</u>	<u>965,864</u>	<u>999,261</u>

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.