Registered number: 08170821

LEXADON (COLDHARBOUR LANE) LIMITED

ABBREVIATED ACCOUNTS

FOR THE PERIOD ENDED

31 DECEMBER 2015

MAGEE GAMMON
Chartered Accountants
Henwood House
Henwood
Ashford
Kent
TN24 8DH

LEXADON (COLDHARBOUR LANE) LIMITED
REGISTERED NUMBER: 08170821

ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2015

	Note	31 December 2015		30 November 2014	
FIXED ASSETS					
Investment property	2		6,418,597		-
CURRENT ASSETS					
Debtors		52,646		-	
Cash in hand		-		2	
		52,646		2	
CREDITORS: amounts falling due within one year		(2,430,160)		-	
NET CURRENT (LIABILITIES)/ASSETS			(2,377,514)		2
TOTAL ASSETS LESS CURRENT LIABILITIES			£ 4,041,083		£ 2
CAPITAL AND RESERVES					
Called up share capital	3		2		2
Investment property reserve	4		3,807,959		-
Profit and loss account			233,122		-
SHAREHOLDERS' FUNDS			£ 4,041,083		£ 2

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 31 December 2015 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 21 April 2016.

Mr J M Knight
Director

The notes on pages 2 to 3 form part of these financial statements.

LEXADON (COLDHARBOUR LANE) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2015

1. Accounting policies

1.1 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 Investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the period, exclusive of Value Added Tax and trade discounts.

1.3 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

2. Investment property

Valuation

At 1 December 2014	-
Surplus/(deficit) on revaluation	2,916,030
Transfers intra group	3,502,567
At 31 December 2015	£ 6,418,597

Revaluation reserves

Net surplus in investment properties	3,807,959
At 31 December 2015	£ 3,807,959

3. Share capital

	31 December 2015	30 November 2014
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	£ 2	£ 2

4. Reserves

	Investment property revaluation reserve
Movement on investment property	2,916,030
Transfer inter group	891,929
At 31 December 2015	£ 3,807,959

5. Ultimate parent undertaking and controlling party

The ultimate parent undertaking of the company is Lexadon Limited, a company incorporated in England and Wales.

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.