

REGISTERED NUMBER: 08791237 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
FOR
STRATHDON REAL PROPERTY LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2016**

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STRATHDON REAL PROPERTY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2016**

DIRECTOR:

T M Wormington

REGISTERED OFFICE:

Queen Annes
Church Road
Goudhurst
CRANBROOK
Kent
TN17 1BN

REGISTERED NUMBER:

08791237 (England and Wales)

ACCOUNTANTS:

Ashdown Hurrey
Chartered Accountants & Business Advisers
20 Havelock Road
HASTINGS
East Sussex
TN34 1BP

STRATHDON REAL PROPERTY LIMITED (REGISTERED NUMBER: 08791237)**BALANCE SHEET
31 DECEMBER 2016**

	Notes	£	£
FIXED ASSETS			
Investment property	3		940,000
CURRENT ASSETS			
Cash at bank		98,128	
CREDITORS			
Amounts falling due within one year	4	<u>342,321</u>	
NET CURRENT LIABILITIES			<u>(244,193)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			695,807
CREDITORS			
Amounts falling due after more than one year	5		(108,760)
PROVISIONS FOR LIABILITIES			<u>(108,280)</u>
NET ASSETS			<u>478,767</u>
CAPITAL AND RESERVES			
Called up share capital			100
Retained earnings			<u>478,667</u>
SHAREHOLDERS' FUNDS			<u>478,767</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 his 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.
- (b)

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 7 July 2017 and were signed by:

T M Wormington - Director

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

1. STATUTORY INFORMATION

Strathdon Real Property 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 as modified by the revaluation of certain assets.

The directors have made an assessment about the company's ability to continue as a going concern and they do not consider there to be any material uncertainties. As a result they have adopted the going concern basis of accounting.

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.

3. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2016	476,906
Additions	190,491
Disposals	(127,005)
Revaluations	399,608
At 31 December 2016	<u>940,000</u>
NET BOOK VALUE	
At 31 December 2016	<u>940,000</u>
At 31 December 2015	<u>476,906</u>

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

3. INVESTMENT PROPERTY - continued

Cost or valuation at 31 December 2016 is represented by:

	£
Valuation in 2015	193,522
Valuation in 2016	347,878
Cost	<u>398,600</u>
	<u>940,000</u>

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

	£
Cost	<u>398,600</u>

Investment properties were valued on an open market basis on 31 December 2016 by the director .

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts	91,825
Tax	11,387
Other creditors	214,743
Directors' current accounts	22,746
Accrued expenses	<u>1,620</u>
	<u>342,321</u>

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

	£
Bank loans - 1-2 years	6,111
Bank loans - 2-5 years	20,659
Bank loans more 5 yr by instal	<u>81,990</u>
	<u>108,760</u>

Amounts falling due in more than five years:

Repayable by instalments	
Bank loans more 5 yr by instal	<u>81,990</u>

6. SECURED DEBTS

The following secured debts are included within creditors:

	£
Bank loans	200,585
Other Creditors	<u>214,743</u>
	<u>415,328</u>

The bank loan of £114,485 from Natwest is secured against the property at 34 Bohemia Road. Loans amounting to £86,100 are secured against 20 Church Road. The amount of £214,743 owed to the Strathdon Pension Scheme is secured against the property at 104 Marina, Hastings.

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

7. RELATED PARTY DISCLOSURES

A directors current account exists and at the year end the the director Mr T Wormington was owed £22,746 by the company (2015: £40,079 owed to the company), there is no interest charged and this amount is repayable upon demand.

8. ULTIMATE CONTROLLING PARTY

The controlling party is T M Wormington.

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
STRATHDON REAL PROPERTY LIMITED**

The following reproduces the text of the report prepared for the director and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Strathdon Real Property Limited for the year ended 31 December 2016 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Strathdon Real Property Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Strathdon Real Property Limited and state those matters that we have agreed to state to the director of Strathdon Real Property Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Strathdon Real Property Limited director for our work or for this report.

It is your duty to ensure that Strathdon Real 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 Strathdon Real Property Limited. You consider that Strathdon Real Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Strathdon Real 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.

Ashdown Hurrey
Chartered Accountants & Business Advisers
20 Havelock Road
HASTINGS
East Sussex
TN34 1BP

7 July 2017

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.