Company Registration No. SC237652 (Scotland)

# GORTENEORN LIMITED

## UNAUDITED FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2016

## PAGES FOR FILING WITH REGISTRAR

# GORTENEORN LIMITED

## COMPANY INFORMATION

| | |
|---|---|
| **Director** | D Irwin Houston |
| **Secretary** | H Jeffery |
| **Company number** | SC237652 |
| **Registered office** | Glenborrodale Castle<br>Glenborrodale<br>Argyll<br>PH36 4JP |
| **Accountants** | Lentells Limited<br>Ash House<br>Cook Way<br>Bindon Road<br>Taunton<br>Somerset<br>TA2 6BJ |

# GORTENEORN LIMITED

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# GORTENEORN LIMITED

## BALANCE SHEET

### *AS AT 31 DECEMBER 2016*

| | Notes | 2016 £ | 2016 £ | 2015 £ | 2015 £ |
|---|---|---|---|---|---|
| **Fixed assets** | | | | | |
| Tangible assets | **3** | | 680,297 | | 718,822 |
| Investments | **4** | | 3,622,142 | | 3,622,142 |
| | | | 4,302,439 | | 4,340,964 |
| **Current assets** | | | | | |
| Stocks | | 277,460 | | 388,796 | |
| Debtors | **5** | 870,560 | | 757,967 | |
| | | 1,148,020 | | 1,146,763 | |
| **Creditors: amounts falling due within one year** | **6** | (6,559,358) | | (6,810,617) | |
| **Net current liabilities** | | | (5,411,338) | | (5,663,854) |
| **Total assets less current liabilities** | | | (1,108,899) | | (1,322,890) |
| **Capital and reserves** | | | | | |
| Called up share capital | **7** | | 100 | | 100 |
| Profit and loss reserves | | | (1,108,999) | | (1,322,990) |
| **Total equity** | | | (1,108,899) | | (1,322,890) |

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved and signed by the director and authorised for issue on 15 September 2017

D Irwin Houston
**Director**

**Company Registration No. SC237652**

**1 Accounting policies**

**Company information**

Gorteneorn Limited is a private company limited by shares incorporated in Scotland. The registered office is Glenborrodale Castle, Glenborrodale, Argyll, PH36 4JP.

**1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary a mounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2016 are the first financial statements of Gorteneorn Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

**1.2 Going concern**

Going concern

The balance sheet shows net liabilities of £1,108,899,(2015 - £1,322,890). At 31 December 2016 the company owed its parent undertaking £6,557,358 (2015 - £6,809,617) included within creditors due within one year. The company is therefore dependent on the continuing financial support of its parent undertaking Ardnamurchan Estates Limited.

**1.3 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

**1 Accounting policies** **(Continued)**

**1.4 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

| | |
|---|---|
| Freehold buildings | 2% straight line |
| Plant and machinery | 4% - 20% straight line |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

The cost of freehold land, included in land and buildings which is not depreciated totals £10,000.

**1.5 Fixed asset investments**

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

**1.6 Impairment of fixed assets**

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**1 Accounting policies** **(Continued)**

**1.7 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

**1.8 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**1.9 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

***Basic financial assets***

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1 Accounting policies** **(Continued)**

**1.10 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**1.11 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was 5 (2015 - 5).

**3 Tangible fixed assets**

| | Land and buildings | Plant and machinery etc | Total |
|---|---|---|---|
| | £ | £ | £ |
| **Cost** | | | |
| At 1 January 2016 and 31 December 2016 | 408,426 | 633,136 | 1,041,562 |
| **Depreciation and impairment** | | | |
| At 1 January 2016 | 63,777 | 258,963 | 322,740 |
| Depreciation charged in the year | 8,168 | 30,357 | 38,525 |
| At 31 December 2016 | 71,945 | 289,320 | 361,265 |
| **Carrying amount** | | | |
| At 31 December 2016 | 336,481 | 343,816 | 680,297 |
| At 31 December 2015 | 344,649 | 374,173 | 718,822 |

**4 Fixed asset investments**

| | 2016 | 2015 |
|---|---|---|
| | £ | £ |
| Investments | 3,622,142 | 3,622,142 |

Investments in subsidiaries are measured at cost less accumulated impairment losses.

**4 Fixed asset investments** **(Continued)**

This investment represents the entire share capital of Luna Limited and Pegasus Limited, both registered in the Bahamas. The subsidiary undertakings have never traded but own the title to Glenborrodale Castle and certain freehold land and buildings situated in Scotland.

No accounts have been prepared for the subsidiary undertakings. The subsidiary undertakings have no borrowings or liabilities and there are no mortgages or other charges secured on the freehold property.

**Movements in fixed asset investments**

| | Shares in group undertakings |
|---|---|
| | £ |
| **Cost or valuation** | |
| At 1 January 2016 & 31 December 2016 | 3,622,142 |
| **Carrying amount** | |
| At 31 December 2016 | 3,622,142 |
| At 31 December 2015 | 3,622,142 |

**5 Debtors**

| | 2016 | 2015 |
|---|---|---|
| **Amounts falling due within one year:** | £ | £ |
| Trade debtors | 8,344 | - |
| Amounts due from group undertakings | 862,216 | 757,967 |
| | 870,560 | 757,967 |

**6 Creditors: amounts falling due within one year**

| | 2016 | 2015 |
|---|---|---|
| | £ | £ |
| Amounts due to group undertakings | 6,557,358 | 6,809,617 |
| Other creditors | 2,000 | 1,000 |
| | 6,559,358 | 6,810,617 |

**7 Called up share capital**

| | 2016 | 2015 |
|---|---|---|
| | £ | £ |
| **Ordinary share capital** | | |
| **Issued and fully paid** | | |
| 100 Ordinary shares of £1 each | 100 | 100 |

**8 Related party transactions**

8 **Related party transactions** **(Continued)**

The company has an interest free loan from it's parent company, Ardnamurchan Estates Limited. At 31 December 2016 the balance outstanding on this loan, and included in Creditors: amounts falling due within one year, was £6,557,358 (2015 - £6,809,617). There is no fixed date for repayment of the loan.

Included under note 6 'other debtors' is a loan made to Woodland Renewables Limited of £862,217 (2015 £757,967). Woodland Renewables Limited is a subsidiary of Raindance Investments Limited which is the parent company of Ardnamurchan Estates Limited.

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.