REGISTERED NUMBER: 01365748 (England and Wales)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2017

FOR

BENCHWOOD PROPERTIES LIMITED

Carter & Coley
3 Durrant Road
Bournemouth
Dorset
BH2 6NE

BENCHWOOD PROPERTIES LIMITED (REGISTERED NUMBER: 01365

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2017

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4
Chartered Accountants' Report	8

BENCHWOOD PROPERTIES LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2017

DIRECTORS:	Mrs R M Thompson Mrs V James Mrs J Lenon
SECRETARY:	R James
REGISTERED OFFICE:	3 Durrant Road Bournemouth Dorset BH2 6NE
REGISTERED NUMBER:	01365748 (England and Wales)
ACCOUNTANTS:	Carter & Coley 3 Durrant Road Bournemouth Dorset BH2 6NE

BENCHWOOD PROPERTIES LIMITED (REGISTERED NUMBER: 01365

BALANCE SHEET
30 APRIL 2017

	Notes	2017		2016 as restated	
		£	£	£	£
FIXED ASSETS					
Investment property	4		**2,221,007**		2,221,007
CURRENT ASSETS					
Debtors	5	**12,729**		17,508	
Cash at bank		**136,123**		122,647	
		148,852		140,155	
CREDITORS					
Amounts falling due within one year	6	**217,057**		222,152	
NET CURRENT LIABILITIES			**(68,205)**		(81,997)
TOTAL ASSETS LESS CURRENT LIABILITIES			**2,152,802**		2,139,010
PROVISIONS FOR LIABILITIES	8		**203,591**		210,937
NET ASSETS			**1,949,211**		1,928,073

The notes form part of these financial statements

continued...

BALANCE SHEET - continued
30 APRIL 2017

	Notes	2017		2016 as restated	
		£	£	£	£
CAPITAL AND RESERVES					
Called up share capital	9		**3,100**		3,100
Other reserve - non distributable	10		**1,535,192**		1,527,846
Retained earnings	10		**410,919**		397,127
SHAREHOLDERS' FUNDS			**1,949,211**		1,928,073

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) 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 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 Board of Directors on 12 December 2017 and were signed on its behalf by:

Mrs V James - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Benchwood Properties 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 represents rental and service charge income earned in the year.

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. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 .

continued...

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 May 2016 and 30 April 2017	**2,221,007**
NET BOOK VALUE	
At 30 April 2017	**2,221,007**
At 30 April 2016	2,221,007

In 2007, the directors obtained a professional open market valuation of some of its freehold properties. The valuation of £2,210,007 was made by Ellis & Partners. The valuation has been incorporated into the financial statements. In the opinion of the directors there has been no material variation in the value of the freehold properties as 30th April 2017.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 **£**	2016 as restated £
Trade debtors	**12,729**	17,508

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 **£**	2016 as restated £
Other loans (see note 7)	**60,000**	60,000
Trade creditors	**3,140**	2,388
Corporation tax	**22,880**	26,089
Directors' current accounts	**120,000**	120,000
Accruals and deferred income	**11,037**	13,675
	217,057	222,152

7. LOANS

An analysis of the maturity of loans is given below:

	2017 **£**	2016 as restated £
Amounts falling due within one year or on demand:		
Other loans	**60,000**	60,000

continued...

8. **PROVISIONS FOR LIABILITIES**

	2017	2016 as restated
	£	£
Deferred tax		
Other timing differences	203,591	210,937

	Deferred tax £
Balance at 1 May 2016	
Prior year adjustment	210,937
As restated	210,937
Credit to Income Statement during year	(7,346)
Balance at 30 April 2017	203,591

9. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2017	2016 as restated
			£	£
3,100	Ordinary	£1	3,100	3,100

10. **RESERVES**

	Retained earnings £	Other reserve - non distributable £	Totals £
At 1 May 2016	608,064	1,527,846	2,135,910
Prior year adjustment	(210,937)		(210,937)
	397,127		1,924,973
Profit for the year	99,338		99,338
Dividends	(78,200)		(78,200)
Transfer on reserves	(7,346)	7,346	-
At 30 April 2017	410,919	1,535,192	1,946,111

continued...

11. ULTIMATE CONTROLLING PARTY

In the opinion of the directors no one person exercised overall control of the company in either the current or previous year.

12. FIRST YEAR ADOPTION

The financial statements have been prepared under FRS 102 Section 1a. Amongst the transitional arrangements the company's Revaluation Reserve has been included within reserves. As the revalued amount is not realised it cannot be distributed and has been transferred to a non-distributable reserve.

Deferred tax arising on the the unrealised gain has been made, resulting in an additional provision as at 30 April 2015 of £213,652 and a reduction in the tax charge for the year ended 30 April 2016 of £2,715.

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF BENCHWOOD PROPERTIES LIMITED

The following reproduces the text of the report prepared for the directors 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 Directors 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 Benchwood Properties Limited for the year ended 30 April 2017 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 Board of Directors of Benchwood Properties Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Benchwood Properties Limited and state those matters that we have agreed to state to the Board of Directors of Benchwood Properties Limited, as a body, 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 Benchwood Properties Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Benchwood Properties 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 Benchwood Properties Limited. You consider that Benchwood Properties 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 Benchwood Properties 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.

Carter & Coley
3 Durrant Road
Bournemouth
Dorset
BH2 6NE

12 December 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.