

# **Sandville Properties Limited**

Annual Report and Unaudited Financial Statements  
for the Year Ended 31 December 2018

**Sandville Properties Limited**

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# **Sandville Properties Limited**

## **Company Information**

**Directors** Mr K Kohlbrenner  
Mrs J L Ramsden

**Company secretary** S. C. R. Secretaries Limited

**Registered office** 1 Bedford Row  
London  
WC1R 4BZ

**Accountants** Nera Accounting Limited  
Chartered Certified Accountants  
Suite B  
32 Thorpe Wood  
Peterborough  
Cambridgeshire  
PE3 6SR

**Sandville Properties Limited**  
**(Registration number: 02570502)**  
**Balance Sheet as at 31 December 2018**

	Note	2018 £	(As restated) 2017 £
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	6,800,000	6,800,000
<b>Current assets</b>			
Debtors	<u>5</u>	258,089	16,533
Cash at bank and in hand		62,422	356,791
		320,511	373,324
<b>Creditors: Amounts falling due within one year</b>	<u>6</u>	(180,874)	(214,371)
<b>Net current assets</b>		139,637	158,953
<b>Total assets less current liabilities</b>		6,939,637	6,958,953
<b>Provisions for liabilities</b>		(394,946)	(394,946)
<b>Net assets</b>		6,544,691	6,564,007
<b>Capital and reserves</b>			
Called up share capital		2	2
Revaluation reserve		2,078,664	2,078,664
Profit and loss account		4,466,025	4,485,341
<b>Total equity</b>		6,544,691	6,564,007

For the financial year ending 31 December 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements 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.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages 4 to 7 form an integral part of these financial statements.  
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**Sandville Properties Limited**  
**(Registration number: 02570502)**  
**Balance Sheet as at 31 December 2018**

Approved and authorised by the Board on 25 September 2019 and signed on its behalf by:

Mr K Kohlbrenner

Director

Mrs J L Ramsden

Director

The notes on pages 4 to 7 form an integral part of these financial statements.

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# **Sandville Properties Limited**

## **Notes to the Financial Statements for the Year Ended 31 December 2018**

### **1 General information**

The company is a private company limited by share capital incorporated in England and Wales.

The address of its registered office is:

1 Bedford Row  
London  
WC1R 4BZ

These financial statements were authorised for issue by the Board on 25 September 2019.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### **Prior period errors**

Restatement of 2017 Financial Statements

Prior period adjustments have been made to correct the profit and loss and balance sheet as at 31 December 2017 to reflect fully the transactions in that financial year. As a result the profit before tax increased by £16,518, which is in itself not material. Additionally deferred taxation has been included in respect of the revaluation of the investment property at £394,946 which is considered material to present a true and fair view.

#### **Tangible assets**

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

#### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Land and buildings	Nil

# **Sandville Properties Limited**

## **Notes to the Financial Statements for the Year Ended 31 December 2018**

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

### **Dividends**

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

### **3 Staff numbers**

The average number of persons employed by the company (including directors) during the year, was 2 (2017 - 2).

# Sandville Properties Limited

## Notes to the Financial Statements for the Year Ended 31 December 2018

### 4 Tangible assets

	Land and buildings £	Other property, plant and equipment £	Total £
<b>Cost or valuation</b>			
At 1 January 2018	6,800,000	1,939	6,801,939
At 31 December 2018	6,800,000	1,939	6,801,939
<b>Depreciation</b>			
At 1 January 2018	-	1,939	1,939
At 31 December 2018	-	1,939	1,939
<b>Carrying amount</b>			
At 31 December 2018	6,800,000	-	6,800,000
At 31 December 2017	6,800,000	-	6,800,000

Included within the net book value of land and buildings above is £6,800,000 (2017 - £6,800,000) in respect of freehold land and buildings.



# Sandville Properties Limited

## Notes to the Financial Statements for the Year Ended 31 December 2018

### 5 Debtors

	2018 £	(As restated) 2017 £
Trade debtors	245,325	3,769
Other debtors	12,764	12,764
	<hr/>	<hr/>
Total current trade and other debtors	258,089	16,533
	<hr/>	<hr/>

### 6 Creditors

	Note	2018 £	(As restated) 2017 £
<b>Due within one year</b>			
Trade creditors		(420)	(1,440)
Taxation and social security		3,255	38,082
Other creditors		178,039	177,729
		<hr/>	<hr/>
		180,874	214,371
		<hr/>	<hr/>

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.