

Unaudited Financial Statements for the Year Ended 28 February 2021

for

Rural Properties (Hindon) Limited

Edward J. Baker Ltd.  
4 Cobley Close  
Woodford Halse  
Northamptonshire  
NN11 3SY

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for the Year Ended 28 February 2021

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Rural Properties (Hindon) Limited

Company Information  
for the Year Ended 28 February 2021

**DIRECTORS:**

Mrs J Browne  
R T Browne  
Mrs D J Barbour  
R J Barbour

**SECRETARY:**

Mrs D J Barbour

**REGISTERED OFFICE:**

Oddington Grange  
Weston-on-the-Green  
Bicester  
Oxfordshire  
OX25 3WQ

**REGISTERED NUMBER:**

03216040 (England and Wales)

**ACCOUNTANTS:**

Edward J. Baker Ltd.  
4 Cobley Close  
Woodford Halse  
Northamptonshire  
NN11 3SY

**SOLICITORS:**

Bower & Bailey  
35 High Street  
Banbury  
Oxon  
OX16 8ER

Rural Properties (Hindon) Limited (Registered number: 03216040)

Balance Sheet  
28 February 2021

	Notes	28.2.21 £	£	28.2.20 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		3,465		5,385
Investment property	5		<u>3,768,141</u>		<u>3,754,080</u>
			3,771,606		3,759,465
<b>CURRENT ASSETS</b>					
Debtors	6	1,921,914		1,915,626	
Cash at bank		<u>470,913</u>		<u>434,042</u>	
		2,392,827		2,349,668	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>17,022</u>		<u>18,313</u>	
<b>NET CURRENT ASSETS</b>			<u>2,375,805</u>		<u>2,331,355</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			6,147,411		6,090,820
<b>PROVISIONS FOR LIABILITIES</b>			<u>528,286</u>		<u>528,286</u>
<b>NET ASSETS</b>			<u>5,619,125</u>		<u>5,562,534</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			1,880,000		1,880,000
Retained earnings			<u>3,739,125</u>		<u>3,682,534</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>5,619,125</u>		<u>5,562,534</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- 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.

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

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 and authorised for issue on 18 August 2021 and were signed on its behalf by:

Mrs D J Barbour - Director

Notes to the Financial Statements  
for the Year Ended 28 February 2021

1. **STATUTORY INFORMATION**

Rural Properties (Hindon) 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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Turnover**

Turnover represents the gross rental income received from the investment properties.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - 25% on cost

**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 2 (2020 - 2) .

Notes to the Financial Statements - continued  
for the Year Ended 28 February 2021

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery £
<b>COST</b>	
At 29 February 2020 and 28 February 2021	<u>10,200</u>
<b>DEPRECIATION</b>	
At 29 February 2020	4,815
Charge for year	<u>1,920</u>
At 28 February 2021	<u>6,735</u>
<b>NET BOOK VALUE</b>	
At 28 February 2021	<u>3,465</u>
At 28 February 2020	<u>5,385</u>

5. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 29 February 2020	3,754,080
Additions	<u>14,061</u>
At 28 February 2021	<u>3,768,141</u>
<b>NET BOOK VALUE</b>	
At 28 February 2021	<u>3,768,141</u>
At 28 February 2020	<u>3,754,080</u>

Fair value at 28 February 2021 is represented by:

	£
Valuation in 2010	2,925,000
Valuation in 2014	420,000
Valuation in 2017	155,000
Valuation in 2018	7,949
Valuation in 2019	242,051
Valuation in 2020	4,080
Valuation in 2021	<u>14,061</u>
	<u>3,768,141</u>

If investment property had not been revalued it would have been included at the following historical cost:

	28.2.21 £	28.2.20 £
Cost	<u>1,116,407</u>	<u>1,116,407</u>

Investment property was valued on an open market basis on 28 February 2021 by the directors .

Notes to the Financial Statements - continued  
for the Year Ended 28 February 2021

5. **INVESTMENT PROPERTY - continued**

The basis of the valuation was by comparing the values of other similar local properties.

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	28.2.21	28.2.20
	£	£
Other debtors	<u>1,921,914</u>	<u>1,915,626</u>

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	28.2.21	28.2.20
	£	£
Trade creditors	1,797	82
Taxation and social security	13,725	16,731
Other creditors	<u>1,500</u>	<u>1,500</u>
	<u>17,022</u>	<u>18,313</u>

8. **ULTIMATE CONTROLLING PARTY**

The controlling party is Rural Properties (Holdings) Ltd.

The ultimate controlling party is Mrs D J Barbour.

Rural Properties (Hindon) Ltd is a wholly owned subsidiary of Rural Properties (Holdings) Ltd.

Rural Properties (Holdings) Ltd is controlled by the Trustees of the Robert Browne Children's Settlements and the principal Trustee is Mrs Deana Barbour.

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.