

Unaudited Financial Statements for the Year Ended 31 October 2022

for

Anchor Bay Trading Estate Limited

Davis Grant Limited
Chartered Certified Accountants
Treviot House
186-192 High Road
Ilford
Essex
IG1 1LR

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for the Year Ended 31 October 2022**

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Anchor Bay Trading Estate Limited (Registered number: 00421705)

**Balance Sheet
31 October 2022**

	Notes	31/10/22 £	31/10/21 £
FIXED ASSETS			
Tangible assets	4	-	-
Investment property	5	<u>4,571,141</u>	<u>4,562,500</u>
		<u>4,571,141</u>	<u>4,562,500</u>
CURRENT ASSETS			
Debtors	6	343,652	548,363
Cash at bank		<u>1,766</u>	<u>33,203</u>
		345,418	581,566
CREDITORS			
Amounts falling due within one year	7	<u>(119,221)</u>	<u>(26,701)</u>
NET CURRENT ASSETS		<u>226,197</u>	<u>554,865</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		4,797,338	5,117,365
PROVISIONS FOR LIABILITIES		<u>(600,000)</u>	<u>(600,000)</u>
NET ASSETS		<u>4,197,338</u>	<u>4,517,365</u>
CAPITAL AND RESERVES			
Called up share capital		15,000	15,000
Other reserves		3,743,229	3,743,229
Retained earnings		<u>439,109</u>	<u>759,136</u>
		<u>4,197,338</u>	<u>4,517,365</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2022 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 notes form part of these financial statements

Balance Sheet - continued
31 October 2022

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 Profit and Loss account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 18 July 2023 and were signed on its behalf by:

D A Ross - Director

**Notes to the Financial Statements
for the Year Ended 31 October 2022**

1. STATUTORY INFORMATION

Anchor Bay Trading Estate Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address are as below:

Registered number:	00421705
Registered office:	The Kelling Estate Office Kelling Norfolk NR25 7EW

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.

Preparation of consolidated financial statements

The financial statements contain information about Anchor Bay Trading Estate Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

Turnover

Turnover represents the total invoice value, excluding value added tax, of management fees and rent receivable during the year.

Tangible fixed assets

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

Plant and machinery	- 25% on cost
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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 tax. Tax is recognised in the Profit and Loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2021 - 4) .

Notes to the Financial Statements - continued
for the Year Ended 31 October 2022

4. **TANGIBLE FIXED ASSETS**

**Plant and
machinery
etc
£**

COST

At 1 November 2021

230

Disposals

(230)

At 31 October 2022

-

DEPRECIATION

At 1 November 2021

230

Eliminated on disposal

(230)

At 31 October 2022

-

NET BOOK VALUE

At 31 October 2022

-

5. **INVESTMENT PROPERTY**

**Total
£**

FAIR VALUE

At 1 November 2021

4,562,500

Additions

8,641

At 31 October 2022

4,571,141

NET BOOK VALUE

At 31 October 2022

4,571,141

At 31 October 2021

4,562,500

Fair value at 31 October 2022 is represented by:

£

Valuation in 2013

430,729

Valuation in 2021

3,912,500

Valuation in 2022

8,641

Cost

219,271

4,571,141

The investment property was valued on a fair value basis on 31 October 2022 by the Directors .

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2022**

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/10/22	31/10/21
	£	£
Trade debtors	362	34,121
Amounts owed by group undertakings	320,209	489,950
Other debtors	23,081	24,292
	<u>343,652</u>	<u>548,363</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/10/22	31/10/21
	£	£
Trade creditors	81,057	-
Taxation and social security	-	13,701
Other creditors	38,164	13,000
	<u>119,221</u>	<u>26,701</u>

8. ULTIMATE CONTROLLING PARTY

The company's ultimate parent is Kenninghall Group Limited, a company incorporated in Great Britain and registered in England and Wales.

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.