

REGISTERED NUMBER: 01021421 (England and Wales)

Financial Statements for the Year Ended 30 September 2016

for

Grants Hotel Limited



**Harris & Co Limited
Chartered Accountants & Statutory Auditor
Marland House
13 Huddersfield Road
Barnsley
South Yorkshire
S70 2LW**

Grants Hotel Limited

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Grants Hotel Limited
Company Information
for the Year Ended 30 September 2016

DIRECTORS:

Mr M G M Wicks
Mr I L Hanson

SECRETARY:

Mr I L Hanson

REGISTERED OFFICE:

Dower Hotel & Spa
48 Bond End
Knaresborough
Harrogate
North Yorkshire
HG5 9AL

BUSINESS ADDRESS:

Grants Hotel
9 Swan Road
Harrogate
North Yorkshire
HG1 2SS

REGISTERED NUMBER:

01021421 (England and Wales)

AUDITORS:

Harris & Co Limited
Chartered Accountants & Statutory Auditor
Marland House
13 Huddersfield Road
Barnsley
South Yorkshire
S70 2LW

Grants Hotel Limited (Registered number: 01021421)

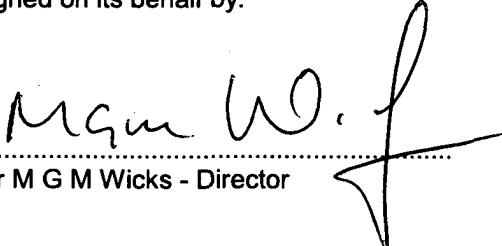
**Statement of Financial Position
30 September 2016**

	Notes	2016 £	2015 £
FIXED ASSETS			
Tangible assets	4	1,276,010	1,120,450
CURRENT ASSETS			
Stocks		-	5,554
Debtors	5	18,203	2,496
Cash at bank and in hand		50,559	1,087
		<u>68,762</u>	<u>9,137</u>
CREDITORS			
Amounts falling due within one year	6	(930,198)	(638,049)
NET CURRENT LIABILITIES		<u>(861,436)</u>	<u>(628,912)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		414,574	491,538
CREDITORS			
Amounts falling due after more than one year	7	(642,685)	(721,318)
NET LIABILITIES		<u>(228,111)</u>	<u>(229,780)</u>
CAPITAL AND RESERVES			
Called up share capital	8	1,000	1,000
Revaluation reserve		376,271	422,963
Retained earnings		(605,382)	(653,743)
SHAREHOLDERS' FUNDS		<u>(228,111)</u>	<u>(229,780)</u>

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 28 June 2017 and were signed on its behalf by:



 Mr M G M Wicks - Director

Grants Hotel Limited

Notes to the Financial Statements for the Year Ended 30 September 2016

1. STATUTORY INFORMATION

Grants Hotel 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.

Both the presentational currency and the functional currency is the £ sterling.

2. ACCOUNTING POLICIES

Going concern

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 as modified by the revaluation of certain assets.

The company ceased trading on 1 October 2015 and its property is being redeveloped for residential purposes for ultimate resale. The accounts are prepared on a going concern basis which assumes the continued support of the ultimate holding company, Ashdale UK Limited. Further disclosures on going concern are included in the accounts of Ashdale UK Limited.

Significant judgements and estimates

The principal accounting policies and significant judgements and estimates applied in the preparation of these financial statements are the useful life and residual value of tangible fixed assets at the end of their useful lives as set out below. These policies, judgements and estimates have been consistently applied to all years presented unless otherwise stated.

Turnover

Turnover represents amounts earned on goods and services provided during the year and derives from the provision of goods and services falling within the company's ordinary activities.

Tangible fixed assets

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

Long leasehold	- Over the life of the lease
Fixtures and fittings	- 25% on cost

No depreciation has been provided in the past in respect of freehold land and buildings as they are kept in a continual state of good repair and, in the opinion of the directors, the residual value at the end of the useful life will not be materially less than the carrying value in the financial statements. An annual impairment review of non-depreciated assets is carried out in accordance with FRS102. The directors of the company considered that this accounting policy was necessary for the accounts to show a true and fair view.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3.

Grants Hotel Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 September 2016**

4. TANGIBLE FIXED ASSETS

	Freehold property £	Long leasehold £	Fixtures and fittings £	Totals £
COST OR VALUATION				
At 1 October 2015	301,671	846,508	557,589	1,705,768
Additions	-	473,927	-	473,927
Disposals	(301,671)	-	(557,589)	(859,260)
At 30 September 2016	-	1,320,435	-	1,320,435
DEPRECIATION				
At 1 October 2015	-	35,514	549,804	585,318
Charge for year	-	8,911	-	8,911
Eliminated on disposal	-	-	(549,804)	(549,804)
At 30 September 2016	-	44,425	-	44,425
NET BOOK VALUE				
At 30 September 2016	-	1,276,010	-	1,276,010
At 30 September 2015	301,671	810,994	7,785	1,120,450

At 30 September 2011 the property, which then comprised adjoining freehold and leasehold properties operating as a hotel, was subject to an external professional valuation carried out by Pinders Professional and Consultancy Services Limited, a firm of Chartered Surveyors. The then valuation of £1,750,000 was on an open market basis as an operational entity having regard to trading potential and including fixtures and fittings. During 2012, part of the freehold property was sold and the cost/valuation adjusted accordingly through disposals.

The hotel ceased trading on 1 October 2015. The fixtures and fittings were scrapped and the property began redevelopment into residential properties. The freehold property was sold undeveloped in February 2016 for £525,000 and the cost/valuation adjusted through disposals. The remaining leasehold properties were sold following redevelopment and after the purchase of the freehold post year end. Further information regarding post balance sheet events can be found at note 12 to the accounts. In the opinion of the directors, there has been no material permanent diminution in valuation of the remaining assets retained in the business since September 2011.

In respect of certain fixed assets stated at valuations, the comparable historical cost and depreciation values are as follows:

	Leasehold £
Historical cost	1,042,541
Depreciation as at 30 September 2016	49,116
Net historical cost value	993,425

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Other debtors	18,203	2,496

Grants Hotel Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 September 2016**

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Bank loans and overdrafts	853,506	604,680
Trade creditors	52,934	13,388
Taxation and social security	-	7,789
Other creditors	23,758	12,192
	<u>930,198</u>	<u>638,049</u>

The company's overdraft is secured by an unlimited inter company guarantee given by its parent company, Ashdale UK Limited, and fellow subsidiaries of Ashdale UK Limited.

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2016	2015
	£	£
Amounts owed to group undertakings	<u>642,685</u>	<u>721,318</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2016	2015
Number:	Class:	Nominal value:	£	£
1,000	Ordinary	1.00	<u>1,000</u>	<u>1,000</u>

9. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Auditors' Report was unqualified.

PAUL HINCHLIFFE BA FCA (Senior Statutory Auditor)
for and on behalf of Harris & Co Limited

10. CONTINGENT LIABILITIES

The company has entered into multi-lateral cross guarantee arrangements in respect of the bank borrowings of its parent company, Ashdale UK Limited and fellow subsidiaries of Ashdale UK Limited. The cross guarantees are supported by fixed and floating charges over the group's freehold property and other assets. At 30 September 2016 the company's liability under these arrangements were £10,315,399 (2015: £12,158,311).

The company has entered into an inter company guarantee in respect of the bank overdraft of its parent company, Ashdale UK Limited and fellow subsidiaries of Ashdale UK Limited. At 30 September 2016 the company's liability under this arrangement was £14,436 (2015: £314,336) regarding Ashdale UK Limited.

11. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Grants Hotel Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 September 2016**

12. POST BALANCE SHEET EVENTS

The hotel ceased trading on 1 October 2015. At the year end, the three remaining properties were in the process of being converted into residential dwellings for resale upon completion. The three remaining properties were sold post year end for total gross proceeds of £2,650,000.

13. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is Mr I L Hanson.

14. FIRST YEAR ADOPTION

This is the first year in which the financial statements have been prepared under FRS102 Section 1A as the entity transitioned from UK GAAP to FRS102 as at 1 October 2014. There have been no transitioning adjustments made to the financial statements in respect of the transition to FRS102.