

REGISTERED NUMBER: 01080177 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2021

FOR

PERDEN LANDS LIMITED

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for the Year Ended 31 October 2021**

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PERDEN LANDS LIMITED

COMPANY INFORMATION
for the Year Ended 31 October 2021

DIRECTORS: J G Eden
S Eden
Ms C Eden

SECRETARY: Mrs C Lee

REGISTERED OFFICE: 7 Bernard Grove
Waltham Abbey
Essex
EN9 1JR

REGISTERED NUMBER: 01080177 (England and Wales)

ACCOUNTANTS: KNIGHT WHEELER LIMITED
Chartered Accountants
54 Sun Street
Waltham Abbey
Essex
EN9 1EJ

BALANCE SHEET
31 October 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible assets	4	1	1
Investments	5	2,195,575	1,231,829
Investment property	6	1,500,000	2,025,000
		<u>3,695,576</u>	<u>3,256,830</u>
CURRENT ASSETS			
Debtors	7	6,631	10,718
Cash at bank		59,474	71,801
		<u>66,105</u>	<u>82,519</u>
CREDITORS			
Amounts falling due within one year	8	(72,350)	(67,049)
NET CURRENT (LIABILITIES)/ASSETS		<u>(6,245)</u>	<u>15,470</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,689,331	3,272,300
PROVISIONS FOR LIABILITIES	9	(63,078)	(58,317)
NET ASSETS		<u>3,626,253</u>	<u>3,213,983</u>
CAPITAL AND RESERVES			
Called up share capital		100,000	100,000
Share investment revaluation reserve - non distributable	10	261,679	-
Investment property revaluation reserve - non distributable	10	450,000	205,480
Retained earnings	10	2,814,574	2,908,503
SHAREHOLDERS' FUNDS		<u>3,626,253</u>	<u>3,213,983</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2021 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.

PERDEN LANDS LIMITED (REGISTERED NUMBER: 01080177)

BALANCE SHEET - continued
31 October 2021

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 14 January 2022 and were signed on its behalf by:

J G Eden - Director

S Eden - Director

Ms C Eden - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 October 2021**

1. STATUTORY INFORMATION

Perden Lands 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.

The financial statements are presented in sterling (£) which is also the functional currency for the company and rounded to the nearest £.

Turnover

Turnover represents rent receivable from property investment and the sale of development properties which are recognised when unconditional exchange of contracts is obtained.

Tangible fixed assets and depreciation

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

Computer equipment - 33% on cost

Fixed asset investments

The company measures at fair value of its listed investments at the end of each accounting period reflecting any adjustment for fair value through the profit and loss account for the year.

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in profit or loss.

The methods and significant assumptions used to ascertain the fair value at the balance sheet date and fair value movement included in the profit for the year are as follows:

The investment properties are revalued annually to fair value by company directors with periodic external open market valuations.

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 October 2021

2. ACCOUNTING POLICIES - continued

Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and any short term deposits.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2020 - NIL).

4. TANGIBLE FIXED ASSETS

	Computer equipment £
COST	
At 1 November 2020 and 31 October 2021	791
DEPRECIATION	
At 1 November 2020 and 31 October 2021	790
NET BOOK VALUE	
At 31 October 2021	1
At 31 October 2020	1

5. FIXED ASSET INVESTMENTS

	Other investments £
COST OR VALUATION	
At 1 November 2020	1,231,829
Additions	600,000
Revaluations	324,757
Dividends received	38,989
At 31 October 2021	2,195,575
NET BOOK VALUE	
At 31 October 2021	2,195,575
At 31 October 2020	1,231,829

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 October 2021

5. **FIXED ASSET INVESTMENTS - continued**

Cost or valuation at 31 October 2021 is represented by:

	Other investments £
Valuation in 2017	44,148
Valuation in 2018	(47,549)
Valuation in 2019	54,323
Valuation in 2020	(71,683)
Valuation in 2021	324,757
Cost	<u>1,891,579</u>
	<u>2,195,575</u>

6. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 November 2020	2,025,000
Disposals	<u>(525,000)</u>
At 31 October 2021	<u>1,500,000</u>
NET BOOK VALUE	
At 31 October 2021	<u>1,500,000</u>
At 31 October 2020	<u>2,025,000</u>

Fair value at 31 October 2021 is represented by:

	£
Valuation in 2010	(374,096)
Valuation in 2011	(555,000)
Valuation in 2012	(228,680)
Valuation in 2018	253,680
Cost	<u>2,404,096</u>
	<u>1,500,000</u>

If the investment properties had not been revalued they would have been included at the following historical cost:

	2021 £	2020 £
Cost	<u>1,903,179</u>	<u>2,929,096</u>

The investment properties were valued on an open market basis on 31 October 2021 by the directors .

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

	2021 £	2020 £
Other debtors	<u>6,631</u>	<u>10,718</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 October 2021

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Taxation and social security	37,191	31,890
Other creditors	35,159	35,159
	<u>72,350</u>	<u>67,049</u>

9. PROVISIONS FOR LIABILITIES

	2021	2020
	£	£
Deferred tax	<u>63,078</u>	<u>58,317</u>

	Deferred tax
	£
Balance at 1 November 2020	58,317
Provided during year	<u>4,761</u>
Balance at 31 October 2021	<u>63,078</u>

10. RESERVES

	Investment Property revaluation reserve	Share Investment revaluation reserve	Retained earnings	Total
£	£	£		
At 1 November 2020	205,480	-	2,908,503	3,113,983
Revaluation of share investments	-	324,757	(324,757)	-
Sale of property investments	196,320	-	(196,320)	-
Deferred tax on revaluation	48,200	(63,078)	14,878	-
Net result for the year	-	-	412,269	412,269
At 31 October 2021	450,000	261,679	2,814,573	3,526,252

11. RELATED PARTY DISCLOSURES

During the year, total dividends of £13,854 were paid to the directors .

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.