

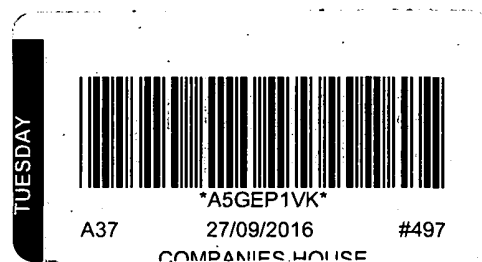
Registration number: 02014689

Wootton Property Investments Limited

Directors' Report and Unaudited Financial Statements

for the Year Ended 31 December 2015

Howsons
Chartered Accountants
Winton House
Stoke Road
Stoke on Trent
Staffordshire
ST4 2RW



Wootton Property Investments Limited

Directors' Report for the Year Ended 31 December 2015

The Directors present their report and the unaudited financial statements for the year ended 31 December 2015.

Statutory records

The company is incorporated in England and Wales and its company registration number is 02014689.

Directors of the Company

The directors who held office during the year were as follows:

The Lord Bamford DL

M J C Bamford

M Hargreaves

S E R Ovens

Approved by the Board on 19 SEP 16 and signed on its behalf by:

S E R Ovens
Director

**Chartered Accountants' Report to the Board of Directors on the Preparation of
the Unaudited Statutory Accounts of Wootton Property Investments Limited
for the Year Ended 31 December 2015**

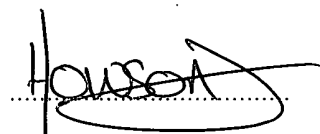
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Wootton Property Investments Limited for the year ended 31 December 2015 set out on pages 3 to 5 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of Wootton Property Investments Limited, as a body, in accordance with the terms of our engagement letter dated 6 August 2013. Our work has been undertaken solely to prepare for your approval the accounts of Wootton Property Investments Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Wootton Property Investments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Wootton Property Investments Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and results of Wootton Property Investments Limited. You consider that Wootton Property Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Wootton Property Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.



Howsons
Chartered Accountants
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ST4 2RW

Date: 19 September 2016

Wootton Property Investments Limited

Balance Sheet as at 31 December 2015

	Note	2015 £	2014 £
Current assets			
Cash at bank and in hand		<u>2</u>	<u>2</u>
Capital and reserves			
Called up share capital	4	<u>2</u>	<u>2</u>
Total equity		<u>2</u>	<u>2</u>

For the financial year ending 31 December 2015 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant 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.

Approved and authorised by the Board on 19 SEP 16 and signed on its behalf by:


S E R Ovens
Director

The notes on pages 4 to 5 form an integral part of these financial statements.

Wootton Property Investments Limited

Notes to the Financial Statements for the Year Ended 31 December 2015

1 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 were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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.

The company is dormant and has elected to retain its accounting policies for reported assets, liabilities and equity at the date of transition to this FRS until there is any change to those balances or the company undertakes any new transactions in accordance with FRS 102 s.35.10.

The company did not trade during the year, accordingly, a Strategic Report, a Profit and Loss Account, a Statement of Comprehensive Income, a Statement of Changes in Equity and a Statement of Cashflows have not been prepared.

2 Staff costs

Other than the directors, the company did not employ any persons during the year.

3 Expenses

The expenses of the company have been paid by the parent company JCB Service.

Wootton Property Investments Limited

Notes to the Financial Statements for the Year Ended 31 December 2015

4 Share capital

Allotted, called up and fully paid shares

	2015		2014	
	No.	£	No.	£
Ordinary Shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

5 Control

The company is controlled by JCB Service, an unlimited liability company incorporated in England and Wales. The largest company to consolidate the accounts of JCB Service is Transmissions and Engineering Services Netherlands BV, a company incorporated in the Netherlands. Transmissions and Engineering Services Netherlands BV is ultimately controlled by Bamford family interests.

Financial statements for Transmissions and Engineering Services Netherlands BV can be obtained from the Chamber of Commerce in Rotterdam.