

**WELLESBOURNE PROPERTY MANAGEMENT LIMITED  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**WELLESBOURNE PROPERTY MANAGEMENT LIMITED**  
**UNAUDITED ACCOUNTS**  
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**WELLESBOURNE PROPERTY MANAGEMENT LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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<b>Director</b>	Ann Felicity Bowes
<b>Company Number</b>	02341574 (England and Wales)
<b>Registered Office</b>	Hailstone Farm Blockley Moreton in Marsh Gloucestershire GL56 9TA
<b>Accountants</b>	Stratford Tax Studio 57a Henley Street Stratford upon Avon Warwickshire CV37 6PT

**WELLESBOURNE PROPERTY MANAGEMENT LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2022**

	Notes	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	14,210	21,326
Investment property	<u>5</u>	7,389,892	7,389,076
		<u>7,404,102</u>	<u>7,410,402</u>
<b>Current assets</b>			
Debtors	<u>6</u>	232,131	205,612
Cash at bank and in hand		1,798,413	1,412,762
		<u>2,030,544</u>	<u>1,618,374</u>
<b>Creditors: amounts falling due within one year</b>	<u>7</u>	(4,544,396)	(4,472,026)
<b>Net current liabilities</b>		<u>(2,513,852)</u>	<u>(2,853,652)</u>
<b>Total assets less current liabilities</b>		4,890,250	4,556,750
<b>Creditors: amounts falling due after more than one year</b>	<u>8</u>	(500,000)	(500,000)
<b>Provisions for liabilities</b>			
Deferred tax		(257,659)	(257,659)
<b>Net assets</b>		<u>4,132,591</u>	<u>3,799,091</u>
<b>Capital and reserves</b>			
Called up share capital		150,002	150,002
Profit and loss account		3,982,589	3,649,089
<b>Shareholders' funds</b>		<u>4,132,591</u>	<u>3,799,091</u>

For the year ending 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board and authorised for issue on 22 August 2022 and were signed on its behalf by

Ann Felicity Bowes  
Director

Company Registration No. 02341574

**WELLESBOURNE PROPERTY MANAGEMENT LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**1 Statutory information**

Wellesbourne Property Management Limited is a private company, limited by shares, registered in England and Wales, registration number 02341574. The registered office is Hailstone Farm, Blockley, Moreton in Marsh, Gloucestershire, GL56 9TA.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Tangible fixed assets and depreciation***

Tangible assets are included at cost less depreciation and impairment. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	25% reducing balance
Motor vehicles	25% reducing balance
Fixtures & fittings	25% reducing balance

**WELLESBOURNE PROPERTY MANAGEMENT LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

<b>4 Tangible fixed assets</b>	<b>Plant &amp; machinery</b>	<b>Motor vehicles</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or valuation</b>	At cost	At cost	
At 1 April 2021	122,434	27,227	149,661
At 31 March 2022	122,434	27,227	149,661
<b>Depreciation</b>			
At 1 April 2021	104,453	23,882	128,335
Charge for the year	6,281	835	7,116
At 31 March 2022	110,734	24,717	135,451
<b>Net book value</b>			
At 31 March 2022	11,700	2,510	14,210
At 31 March 2021	17,981	3,345	21,326

<b>5 Investment property</b>	<b>2022</b>
	<b>£</b>
Fair value at 1 April 2021	7,389,076
Additions	816
At 31 March 2022	7,389,892

The properties were revalued by Barber Wadlow dated 2 July 2019 . The Director considers this as indicative of the valuation of the properties on 31 March 2022 as adjusted by additional work done on one of the properties.

<b>6 Debtors</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year</b>		
Trade debtors	224,893	198,627
Other debtors	7,238	6,985
	232,131	205,612

<b>7 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Taxes and social security	103,022	95,004
Other creditors	961,729	866,466
Loans from directors	3,479,645	3,510,556
	4,544,396	4,472,026

<b>8 Creditors: amounts falling due after more than one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans	500,000	500,000

**WELLESBOURNE PROPERTY MANAGEMENT LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**9 Transactions with related parties**

Ingwenya LLP - a partnership in which Mr B Eccles (deceased 1 May 2022) and Mrs A F Bowes are members:-

Amounts owed to Ingwenya LLP - £836,604

Amounts owed by Ingwenya LLP - £224,894

**10 Average number of employees**

During the year the average number of employees was 1 (2021: 2).

