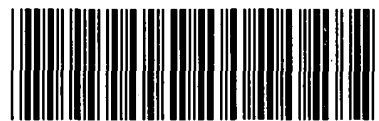


STAMFORD PROPERTY COMPANY LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

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FOR THE YEAR ENDED 31 DECEMBER 2021**

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STAMFORD PROPERTY COMPANY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2021**

DIRECTORS:	H M B Caseley S M Caunt P Gaskell D J Hindmarch J G Wright G E Fearn M T Hindmarch
SECRETARY:	K G Williams
REGISTERED OFFICE:	14 All Saints Street Stamford Lincolnshire PE9 2PA
REGISTERED NUMBER:	03016148 (England and Wales)
SENIOR STATUTORY AUDITOR:	Kenneth Maggs B.A F.C.A.
AUDITORS:	Moore Thompson Chartered Accountants and Statutory Auditors Bank House Broad Street Spalding Lincolnshire PE11 1TB
BANKERS:	HSBC Bank Plc 88 Westgate Grantham Lincolnshire NG31 6LF
SOLICITORS:	Roythornes Limited Enterprise Way Pinchbeck Spalding Lincolnshire PE11 3YR

STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2021

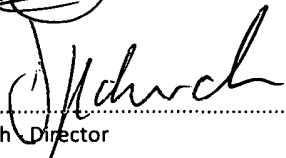
	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible assets	4	8,769	9,996
Investment property	5	18,729,154	18,729,154
		<u>18,737,923</u>	<u>18,739,150</u>
CURRENT ASSETS			
Debtors	6	157,950	177,122
Cash at bank		2,891,239	2,399,461
		<u>3,049,189</u>	<u>2,576,583</u>
CREDITORS			
Amounts falling due within one year	7	590,299	616,176
NET CURRENT ASSETS		<u>2,458,890</u>	<u>1,960,407</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>21,196,813</u>	<u>20,699,557</u>
CREDITORS			
Amounts falling due after more than one year	8	(3,500,000)	(3,500,000)
PROVISIONS FOR LIABILITIES		<u>(479,861)</u>	<u>(361,253)</u>
NET ASSETS		<u><u>17,216,952</u></u>	<u><u>16,838,304</u></u>
CAPITAL AND RESERVES			
Called up share capital	10	2,525,000	2,525,000
Share premium		887,500	887,500
Revaluation reserve	11	6,196,960	6,193,018
Retained earnings		7,607,492	7,232,786
SHAREHOLDERS' FUNDS		<u><u>17,216,952</u></u>	<u><u>16,838,304</u></u>

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 15 September 2022 and were signed on its behalf by:


M T Hindmarch - Director


D J Hindmarch - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. STATUTORY INFORMATION

Stamford Property Company 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.

Turnover

Revenue is measured at the fair value of consideration received for net invoiced rent, service charges and farmland subsidies, excluding value added tax. Revenue is recognised as it accrues.

Tangible fixed assets

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

Plant and machinery etc - 25% on reducing balance

Amortisation of property improvements is provided to write off the rentalised cost of the improvements evenly over the period of the term of the tenant's lease.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the income statement.

No depreciation is provided in respect of the investment properties. The directors consider that this accounting policy is necessary to provide a true and fair view.

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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 7 (2020 - 7).

STAMFORD PROPERTY COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 January 2021	69,446
Additions	1,747
Disposals	(1,191)
At 31 December 2021	<u>70,002</u>
DEPRECIATION	
At 1 January 2021	59,450
Charge for year	2,925
Eliminated on disposal	(1,142)
At 31 December 2021	<u>61,233</u>
NET BOOK VALUE	
At 31 December 2021	<u>8,769</u>
At 31 December 2020	<u>9,996</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2021	18,786,562
Additions	1,050
Surplus on revaluation	3,942
At 31 December 2021	<u>18,791,554</u>
DEPRECIATION	
At 1 January 2021	57,408
Charge for year	4,992
At 31 December 2021	<u>62,400</u>
NET BOOK VALUE	
At 31 December 2021	<u>18,729,154</u>
At 31 December 2020	<u>18,729,154</u>

Fair value at 31 December 2021 is represented by:

	£
Valuation in 2021	6,388,201
Cost	12,403,353
	<u>18,791,554</u>

The investment properties were valued by the directors as at 31 December 2021 based on an open market valuation carried out by Jones Lang LaSalle at 7 September 2020, along with consideration of the fair values of recent, comparable property sales in the local area.

STAMFORD PROPERTY COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	75,398	91,354
Prepayments and accrued income	82,552	85,768
	<u>157,950</u>	<u>177,122</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	67,029	85,860
Corporation tax	172,375	154,738
Other taxes and social security	38,336	24,074
Accruals and deferred income	312,559	351,504
	<u>590,299</u>	<u>616,176</u>

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

	2021	2020
	£	£
Bank loans 1-2 years	3,500,000	-
Bank loans 2-5 years	-	3,500,000
	<u>3,500,000</u>	<u>3,500,000</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	2021	2020
	£	£
Bank loans	<u>3,500,000</u>	<u>3,500,000</u>

Bank borrowings are secured by a debenture in favour of HSBC Bank plc comprising fixed and floating charges over all the assets and undertakings of the company.

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2021	2020
Number:	Class:	Nominal value:	£	£
2,525,000	Ordinary	£1	<u>2,525,000</u>	<u>2,525,000</u>

11. RESERVES

	Revaluation reserve
	£
At 1 January 2021	6,193,018
Reserves transfer	<u>3,942</u>
At 31 December 2021	<u>6,196,960</u>

The aggregate surplus on re-measurement of investment properties and freehold properties, net of associated deferred tax, is transferred to a separate non-distributable revaluation reserve in order to assist with the identification of profits available for distribution.

STAMFORD PROPERTY COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

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

The Report of the Auditors was unqualified.

Kenneth Maggs B.A F.C.A. (Senior Statutory Auditor)
for and on behalf of Moore Thompson

13. INVESTMENTS

The company holds 25% of the issued ordinary share capital of Grantham Estates Limited which is a dormant company. The consideration of £1 was unpaid as at 31 December 2021.