

REGISTERED NUMBER: 03154439 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31 January 2017
for
Manor Investments (Ipswich) Limited

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for the Year Ended 31 January 2017**

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Manor Investments (Ipswich) Limited

**Company Information
for the Year Ended 31 January 2017**

DIRECTOR: A L Cattermole

REGISTERED OFFICE: Merchant House
33 Fore Street
Ipswich
Suffolk
IP4 1JL

REGISTERED NUMBER: 03154439 (England and Wales)

ACCOUNTANTS: Mudd Partners LLP
Chartered Accountants
Lakeview House
4 Woodbrook Crescent
Billericay
Essex
CM12 0EQ

Manor Investments (Ipswich) Limited (Registered number: 03154439)

**Balance Sheet
31 January 2017**

	Notes	31.1.17 £	£	31.1.16 £	£
FIXED ASSETS					
Tangible assets	4		-		2,187,500
Investment property	5		<u>2,500,000</u>		<u>-</u>
			2,500,000		2,187,500
CURRENT ASSETS					
Debtors	6	330,634		309,909	
Cash at bank		<u>46,351</u>		<u>100,059</u>	
		376,985		409,968	
CREDITORS					
Amounts falling due within one year	7	<u>1,816,636</u>		<u>1,770,307</u>	
NET CURRENT LIABILITIES			<u>(1,439,651)</u>		<u>(1,360,339)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,060,349</u>		<u>827,161</u>
CAPITAL AND RESERVES					
Called up share capital	8		100		100
Revaluation reserve	9		-		502,791
Fair value reserve	9		187,200		-
Retained earnings			<u>873,049</u>		<u>324,270</u>
SHAREHOLDERS' FUNDS			<u>1,060,349</u>		<u>827,161</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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.
- (b)

Balance Sheet - continued
31 January 2017

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 director on 25 October 2017 and were signed by:

A L Cattermole - Director

**Notes to the Financial Statements
for the Year Ended 31 January 2017**

1. STATUTORY INFORMATION

Manor Investments (Ipswich) 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 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.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods and services net of VAT and trade discounts (having regard to the fulfilment of contractual obligations).

Tangible fixed assets

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

Land and buildings - 2% on cost

Investment property

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

Financial instruments

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.

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

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2016 - 1).

Notes to the Financial Statements - continued
for the Year Ended 31 January 2017

4. TANGIBLE FIXED ASSETS

	Land and buildings £
COST	
At 1 February 2016	2,500,000
Reclassification/transfer	(2,500,000)
At 31 January 2017	-
DEPRECIATION	
At 1 February 2016	312,500
Reclassification/transfer	(312,500)
At 31 January 2017	-
NET BOOK VALUE	
At 31 January 2017	-
At 31 January 2016	2,187,500

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Reclassification/transfer	2,500,000
At 31 January 2017	2,500,000
NET BOOK VALUE	
At 31 January 2017	2,500,000

Cost or valuation at 31 January 2017 is represented by:

	£
Valuation in 2017	2,500,000

If investment property had not been revalued it would have been included at the following historical cost:

	31.1.17 £	31.1.16 £
Cost	2,312,800	2,312,800

Investment property was valued on a fair value basis on 31 January 2017 by A L Cattermole, a director .

During the year the property held by the company changed in use. To reflect this, £2,500,000 of freehold property has been transferred to investment property.

Notes to the Financial Statements - continued
for the Year Ended 31 January 2017

6. **DEBTORS**

	31.1.17 £	31.1.16 £
Amounts falling due within one year:		
Trade debtors	35,857	-
Other debtors	<u>177,523</u>	<u>182,061</u>
	<u>213,380</u>	<u>182,061</u>
Amounts falling due after more than one year:		
Other debtors	<u>117,254</u>	<u>127,848</u>
Aggregate amounts	<u>330,634</u>	<u>309,909</u>

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

	31.1.17 £	31.1.16 £
Trade creditors	14,130	10,195
Taxation and social security	8,170	-
Other creditors	<u>1,794,336</u>	<u>1,760,112</u>
	<u>1,816,636</u>	<u>1,770,307</u>

8. **CALLED UP SHARE CAPITAL**

Number:	Class:	Nominal value:	31.1.17 £	31.1.16 £
100	Ordinary	£1	<u>100</u>	<u>100</u>

9. **RESERVES**

	Revaluation reserve £	Fair value reserve £	Totals £
At 1 February 2016	502,791	-	502,791
Revaluations	312,500	-	312,500
Transfer	(628,091)	-	(628,091)
Reclassification	<u>(187,200)</u>	<u>187,200</u>	<u>-</u>
At 31 January 2017	<u>-</u>	<u>187,200</u>	<u>187,200</u>

10. **FIRST YEAR ADOPTION**

Despite the company adopting the revaluation method to freehold properties, no adjustments are required on transition to FRS 102.

**Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Manor Investments (Ipswich) Limited**

The following reproduces the text of the report prepared for the director and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Manor Investments (Ipswich) Limited for the year ended 31 January 2017 which comprise the Income Statement, Balance Sheet and the related notes 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Manor Investments (Ipswich) Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Manor Investments (Ipswich) Limited and state those matters that we have agreed to state to the director of Manor Investments (Ipswich) Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Manor Investments (Ipswich) Limited director for our work or for this report.

It is your duty to ensure that Manor Investments (Ipswich) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Manor Investments (Ipswich) Limited. You consider that Manor Investments (Ipswich) 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 financial statements of Manor Investments (Ipswich) 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 financial statements.

Mudd Partners LLP
Chartered Accountants
Lakeview House
4 Woodbrook Crescent
Billericay
Essex
CM12 0EQ

25 October 2017

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.