

Woodland Investments Limited

Registered Number 03988106

Abbreviated Accounts

31 March 2016

Platts

Chartered Accountants

Woodland Investments Limited**Registered Number****03988106****Abbreviated Balance Sheet****As at 31 March 2016**

| | | 2016 | 2015 |
|--|---|-------------------------|-------------------------|
| | | £ | £ |
| Fixed assets | | | |
| Tangible assets | 2 | 2,175,346 | 2,154,013 |
| Current assets | | | |
| Debtors | | 13,932 | 17,917 |
| Cash at bank and in hand | | 756 | 518,330 |
| | | <u>14,688</u> | <u>536,247</u> |
| Creditors: amounts falling due within one year | | <u>(53,087)</u> | <u>(539,194)</u> |
| Net current liabilities | | <u>(38,399)</u> | <u>(2,947)</u> |
| Total assets less current liabilities | | <u>2,136,947</u> | <u>2,151,066</u> |
| Creditors: amounts falling due after more than one year | 3 | (914,590) | (915,241) |
| Net assets | | <u><u>1,222,357</u></u> | <u><u>1,235,825</u></u> |
| Capital and reserves | | | |
| Called up share capital | 4 | 2 | 2 |
| Revaluation reserve | | 853,249 | 853,249 |
| Profit and loss account | | 369,106 | 382,574 |
| Shareholder's funds | | <u><u>1,222,357</u></u> | <u><u>1,235,825</u></u> |

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the

Companies Act 2006 applicable to companies subject to the small companies regime.

Mr R Davidoff

Director

Approved by the board on 21 October 2016

Woodland Investments Limited
Notes to the Abbreviated Accounts
For the year ended 31 March 2016

1 Accounting policies

Basis of preparation

The unaudited accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents income from property rental.

Investment properties

Statement of Standard Accounting Practice No 19 requires that the value of Investment Properties are considered annually by Directors and are stated at open market value as at the Balance Sheet date and any surplus or deficit on revaluation is transferred to the revaluation reserve.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

| | |
|-----------------------------------|-------------------|
| Furniture, fixtures and equipment | 25% straight line |
|-----------------------------------|-------------------|

2 Tangible fixed assets

£

Cost

| | |
|------------------|------------------|
| At 1 April 2015 | 2,167,914 |
| Additions | 21,619 |
| At 31 March 2016 | <u>2,189,533</u> |

Depreciation

| | |
|---------------------|---------------|
| At 1 April 2015 | 13,901 |
| Charge for the year | 286 |
| At 31 March 2016 | <u>14,187</u> |

Net book value

| | |
|------------------|------------------|
| At 31 March 2016 | <u>2,175,346</u> |
| At 1 April 2015 | <u>2,154,013</u> |

3 Loans

| | 2016 | 2015 |
|--------------------|---------|---------|
| | £ | £ |
| Creditors include: | | |
| Secured bank loans | 914,590 | 915,241 |

The bank loans are repayable in full after more than five years and the total bank loans are secured by a fixed and floating charge over the company's investment properties.

4 Share capital

| | Nominal value | 2016 Number | 2016 £ | 2015 £ |
|-------------------------------------|------------------|----------------|-----------|-----------|
| Allotted, called up and fully paid: | | | | |
| Ordinary shares | £1 each | 2 | 2 | 2 |

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