

**WOODLAND INVESTMENTS LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2020**

WOODLAND INVESTMENTS LIMITED
UNAUDITED ACCOUNTS
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WOODLAND INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2020

Director	Mr R Davidoff
Company Number	03988106 (England and Wales)
Registered Office	Churchill House Suite 112 120 Bunns Lane Mill Hill London NW7 2AS England
Accountants	Platts Churchill House, Suite 112 120 Bunns Lane Mill Hill London NW7 2AS

WOODLAND INVESTMENTS LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2020

	Notes	2020 £	2019 £
Fixed assets			
Tangible assets	<u>4</u>	272	363
Investment property	<u>5</u>	2,174,486	2,174,486
		<u>2,174,758</u>	<u>2,174,849</u>
Current assets			
Debtors	<u>6</u>	198,313	182,478
Cash at bank and in hand		246	4,099
		<u>198,559</u>	<u>186,577</u>
Creditors: amounts falling due within one year	<u>7</u>	(55,423)	(29,485)
Net current assets		<u>143,136</u>	<u>157,092</u>
Total assets less current liabilities		2,317,894	2,331,941
Creditors: amounts falling due after more than one year	<u>8</u>	(1,169,226)	(1,169,241)
Provisions for liabilities			
Deferred tax		(158,447)	(170,650)
Net assets		<u>990,221</u>	<u>992,050</u>
Capital and reserves			
Called up share capital	<u>9</u>	2	2
Revaluation reserve		675,482	672,879
Profit and loss account		314,737	319,169
Shareholders' funds		<u>990,221</u>	<u>992,050</u>

For the year ending 31 March 2020 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 his 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 1 July 2020 and were signed on its behalf by

Mr R Davidoff
Director

Company Registration No. 03988106

WOODLAND INVESTMENTS LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2020

1 Statutory information

Woodland Investments Limited is a private company, limited by shares, registered in England and Wales, registration number 03988106. The registered office is Churchill House Suite 112, 120 Bunns Lane, Mill Hill, London, NW7 2AS, England.

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.

Deferred taxation

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

Investment property

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

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:

Fixtures & fittings	25% Reducing Balance
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WOODLAND INVESTMENTS LIMITED
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FOR THE YEAR ENDED 31 MARCH 2020

4 Tangible fixed assets

	Plant & machinery £
Cost or valuation	At cost
At 1 April 2019	15,047
At 31 March 2020	15,047
Depreciation	
At 1 April 2019	14,684
Charge for the year	91
At 31 March 2020	14,775
Net book value	
At 31 March 2020	272
At 31 March 2019	363

5 Investment property

	2020 £
Fair value at 1 April 2019	2,174,486
Additions	9,600
Net loss from fair value adjustments	(9,600)
At 31 March 2020	2,174,486

6 Debtors

	2020 £	2019 £
Trade debtors	10,755	1,640
Amounts due from group undertakings etc.	187,558	180,838
	198,313	182,478

7 Creditors: amounts falling due within one year

	2020 £	2019 £
Taxes and social security	3,673	885
Loans from directors	50,550	27,400
Accruals	1,200	1,200
	55,423	29,485

8 Creditors: amounts falling due after more than one year

	2020 £	2019 £
Bank loans	1,169,226	1,169,241

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.

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9 Share capital	2020	2019
	£	£
Allotted, called up and fully paid:		
2 Ordinary shares of £1 each	2	2

10 Transactions with related parties

The director owns the company's entire issued ordinary share capital.

The amounts owed to group undertakings detailed in the debtors note is represented by Hendon Property Services Limited in the sum of £187,558 (2019 - £180,838) in which Mr R Davidoff is a director and shareholder, and which is interest free and repayable on demand.

11 Average number of employees

During the year the average number of employees was 2 (2019: 2).

