

**WILTSHIRE CHAFFORD INVESTMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019**

Wiltshire Chafford Investments Ltd
Unaudited Financial Statements
For The Year Ended 31 January 2019

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Wiltshire Chafford Investments Ltd
Statement of Financial Position
As at 31 January 2019

Registered number: 04095506

		2019		2018	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		1,000,000		1,000,000
			1,000,000		1,000,000
CURRENT ASSETS					
Debtors	4	126,561		127,083	
Cash at bank and in hand		8,982		8,764	
			135,543		135,847
Creditors: Amounts Falling Due Within One Year	5	(229,276)		(238,987)	
NET CURRENT ASSETS (LIABILITIES)			(93,733)		(103,140)
TOTAL ASSETS LESS CURRENT LIABILITIES			906,267		896,860
Creditors: Amounts Falling Due After More Than One Year	6		(310,000)		(310,000)
NET ASSETS			596,267		586,860
CAPITAL AND RESERVES					
Called up share capital	7		100		100
Investment property revaluation reserve	8		334,034		334,034
Income Statement			262,133		252,726
SHAREHOLDERS' FUNDS			596,267		586,860

Wiltshire Chafford Investments Ltd
Statement of Financial Position (continued)
As at 31 January 2019

For the year ending 31 January 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities

- The member has 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.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Income Statement.

On behalf of the board

Mr Paul Gilbert

29 October 2019

The notes on pages 3 to 5 form part of these financial statements.

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Turnover

Turnover comprises the invoiced value of rent, net of Value Added Tax.

1.3. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the income statement.

1.4. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

Wiltshire Chafford Investments Ltd
Notes to the Financial Statements (continued)
For The Year Ended 31 January 2019

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows:

	2019	2018
Office and administration	1	1
	<u>1</u>	<u>1</u>

3. Tangible Assets

	Investment Properties £
Cost	
As at 1 February 2018	1,000,000
As at 31 January 2019	<u>1,000,000</u>
Net Book Value	
As at 31 January 2019	<u>1,000,000</u>
As at 1 February 2018	<u>1,000,000</u>

Investment property comprises of one property. The fair value of the investment property has been arrived at on the basis of valuation carried out by the director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

4. Debtors

	2019 £	2018 £
Due within one year		
Prepayments and accrued income	126,561	127,083
	<u>126,561</u>	<u>127,083</u>

5. Creditors: Amounts Falling Due Within One Year

	2019 £	2018 £
Trade creditors	-	57,500
Other creditors	208,080	169,562
Taxation and social security	21,196	11,925
	<u>229,276</u>	<u>238,987</u>

Wiltshire Chafford Investments Ltd
Notes to the Financial Statements (continued)
For The Year Ended 31 January 2019

6. Creditors: Amounts Falling Due After More Than One Year

	2019	2018
	£	£
Bank loans	310,000	310,000
	<u>310,000</u>	<u>310,000</u>

The bank loan is secured by way of a fixed charge on the freehold investment property included in tangible fixed assets together with a floating charge over all other assets of the company.

7. Share Capital

	2019	2018
Allotted, Called up and fully paid	100	100
	<u>100</u>	<u>100</u>

8. Reserves

	Revaluation Reserve
	£
As at 1 February 2018	334,034
As at 31 January 2019	<u>334,034</u>

9. General Information

Wiltshire Chafford Investments Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 04095506. The registered office is Foremost House, Radford Way, Billericay, Essex, CM12 0BT.

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.