

**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2022**

**FOR**

**SIPSON GREEN LIMITED**

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**SIPSON GREEN LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MAY 2022**

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**DIRECTOR:** J S Nicol

**SECRETARY:** J S Nicol

**REGISTERED OFFICE:** 2 Station Road West  
Oxted  
Surrey  
RH8 9EP

**REGISTERED NUMBER:** 04303155 (England and Wales)

**AUDITORS:** Saffery Champness LLP  
71 Queen Victoria Street  
London  
EC4V 4BE

**BALANCE SHEET**  
**31 MAY 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Investment property	4		1,300,000		1,300,000
<b>CURRENT ASSETS</b>					
Debtors	5	2,502		2,502	
Cash at bank		<u>53,527</u>		<u>50,968</u>	
		56,029		53,470	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>6,943</u>		<u>6,233</u>	
<b>NET CURRENT ASSETS</b>			<u>49,086</u>		<u>47,237</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,349,086</u>		<u>1,347,237</u>
<b>PROVISIONS FOR LIABILITIES</b>	8		<u>210,245</u>		<u>210,245</u>
<b>NET ASSETS</b>			<u><u>1,138,841</u></u>		<u><u>1,136,992</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			462,002		462,002
Fair value reserve	9		630,734		630,734
Retained earnings			<u>46,105</u>		<u>44,256</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>1,138,841</u></u>		<u><u>1,136,992</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 director and authorised for issue on 26 January 2023 and were signed by:

J S Nicol - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2022**

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**1. STATUTORY INFORMATION**

Sipson Green 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.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

**Turnover**

Turnover represents invoiced sales of services.

**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.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MAY 2022**

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**2. ACCOUNTING POLICIES - continued**

**Financial instruments**

**i) Financial assets**

Basic financial assets, including trade and other receivables, and cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss. If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

**ii) Financial liabilities**

Basic financial liabilities, including trade and other payables, bank loans, and loans from fellow Group companies are classified as debt, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

**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.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2022

## 2. ACCOUNTING POLICIES - continued

**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 NIL (2021 - NIL).

## 4. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 June 2021	
and 31 May 2022	<u>1,300,000</u>
<b>NET BOOK VALUE</b>	
At 31 May 2022	<u>1,300,000</u>
At 31 May 2021	<u>1,300,000</u>

Fair value at 31 May 2022 is represented by:

	£
Valuation in 2019	840,979
Cost	<u>459,021</u>
	<u>1,300,000</u>

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

	2022 £	2021 £
Cost	<u>459,021</u>	<u>459,021</u>

Investment property was valued on an open market basis on 31 May 2021 by Matthews & Son LLP .

The director re-assessed the values of the investment properties as at 31 May 2022 and concluded no adjustments to the open market value are required for the year ended 31 May 2022.

## 5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	<u>2,502</u>	<u>2,502</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2022

## 6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Taxation and social security	481	831
Other creditors	6,462	5,402
	<u>6,943</u>	<u>6,233</u>

## 7. LEASING AGREEMENTS

Lessor: At the reporting end date the company had contracted with tenants for the following minimum lease payments.  
2022 £18,333 (2021: £22,917).

## 8. PROVISIONS FOR LIABILITIES

	2022	2021
	£	£
Deferred tax	<u>210,245</u>	<u>210,245</u>
		Deferred tax
		£
Balance at 1 June 2021		<u>210,245</u>
Balance at 31 May 2022		<u>210,245</u>

## 9. RESERVES

	Fair value reserve
	£
At 1 June 2021 and 31 May 2022	<u>630,734</u>

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

The Report of the Auditors was unqualified.

Cara Turlington (Senior Statutory Auditor)  
for and on behalf of Saffery Champness LLP

## 11. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is The Freddie Green & Family Charitable Foundation.



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.