

**SW Estates Limited**  
**Financial Statements**  
**for the Year Ended 30 September 2022**

**Contents of the Financial Statements**  
**for the year ended 30 September 2022**

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	<b>Page</b>
<b>Company Information</b>	1
<b>Balance Sheet</b>	2
<b>Notes to the Financial Statements</b>	3

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**Company Information**  
**for the year ended 30 September 2022**

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**DIRECTORS:**

P W A Airy  
Mrs L E Airy

**SECRETARY:**

P W A Airy

**REGISTERED OFFICE:**

24 Cornwall Road  
Dorchester  
Dorset  
DT1 1RX

**REGISTERED NUMBER:**

04660694 (England and Wales)

**ACCOUNTANTS:**

Read Woodruff  
Chartered Accountants  
24 Cornwall Road  
Dorchester  
Dorset  
DT1 1RX

**Balance Sheet**  
**30 September 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		<b>8,079</b>		10,773
Investment property	5		<b>497,500</b>		<u>435,000</u>
			<b>505,579</b>		<u>445,773</u>
<b>CURRENT ASSETS</b>					
Debtors	6	<b>102,000</b>		2,000	
Investments	7	<b>214,235</b>		243,001	
Cash at bank		<b>271,033</b>		<u>156,791</u>	
		<b>587,268</b>		<u>401,792</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	8	<b>370,188</b>		<u>73,831</u>	
<b>NET CURRENT ASSETS</b>			<b>217,080</b>		<u>327,961</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>722,659</b>		<u>773,734</u>
<b>PROVISIONS FOR LIABILITIES</b>	9		<b>17,603</b>		<u>21,337</u>
<b>NET ASSETS</b>			<b>705,056</b>		<u>752,397</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>100</b>		100
Undistributable reserves	10		<b>141,429</b>		124,338
Retained earnings	10		<b>563,527</b>		<u>627,959</u>
<b>SHAREHOLDERS' FUNDS</b>			<b>705,056</b>		<u>752,397</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

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

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 Board of Directors and authorised for issue on 20 June 2023 and were signed on its behalf by:

P W A Airy - Director

## 1. STATUTORY INFORMATION

## 2. ACCOUNTING POLICIES

**Notes to the Financial Statements - continued**  
for the year ended 30 September 2022

4. **TANGIBLE FIXED ASSETS**

	Fixtures, fittings, equipment £	Motor vehicles £	Totals £
<b>COST</b>			
At 1 October 2021			
and 30 September 2022	<u>5,881</u>	<u>18,392</u>	<u>24,273</u>
<b>DEPRECIATION</b>			
At 1 October 2021	5,454	8,046	13,500
Charge for year	<u>107</u>	<u>2,587</u>	<u>2,694</u>
At 30 September 2022	<u>5,561</u>	<u>10,633</u>	<u>16,194</u>
<b>NET BOOK VALUE</b>			
At 30 September 2022	<u>320</u>	<u>7,759</u>	<u>8,079</u>
At 30 September 2021	<u>427</u>	<u>10,346</u>	<u>10,773</u>

5. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 October 2021	435,000
Additions	48,147
Revaluations	<u>14,353</u>
At 30 September 2022	<u>497,500</u>
<b>NET BOOK VALUE</b>	
At 30 September 2022	<u>497,500</u>
At 30 September 2021	<u>435,000</u>

Fair value at 30 September 2022 is represented by:

	£
Valuation in 2022	159,010
Cost	<u>338,490</u>
	<u>497,500</u>

If investment properties had not been revalued they would have been included at the following historical cost:

	2022 £	2021 £
Cost	<u>338,490</u>	<u>290,343</u>

Investment property was valued on a fair value basis on 30 September 2022 by the directors .

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other debtors	2,000	2,000
Loan	<u>100,000</u>	<u>-</u>
	<u>102,000</u>	<u>2,000</u>

**Notes to the Financial Statements - continued**  
for the year ended 30 September 2022

**7. CURRENT ASSET INVESTMENTS**

	2022 £	2021 £
Listed investments	181,280	210,046
Unlisted investments	<u>32,955</u>	<u>32,955</u>
	<u>214,235</u>	<u>243,001</u>

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

	2022 £	2021 £
Bank loans and overdrafts	-	50,000
Other loans	100,000	-
UK corporation tax	-	2,296
Tax and social security costs	285	26
Directors' current accounts	267,258	18,988
Accruals and deferred income	<u>2,645</u>	<u>2,521</u>
	<u>370,188</u>	<u>73,831</u>

**9. PROVISIONS FOR LIABILITIES**

	2022 £	2021 £
Deferred tax		
Accelerated capital allowances	1,526	2,036
Tax losses carried forward	(1,504)	(1,018)
Capital gains on investment properties	<u>17,581</u>	<u>20,319</u>
	<u>17,603</u>	<u>21,337</u>
		<b>Deferred tax</b>
		£
Balance at 1 October 2021		21,337
Credit to Income Statement during year		<u>(3,734)</u>
Balance at 30 September 2022		<u>17,603</u>

**10. RESERVES**

	Retained earnings £	Undistributable reserves £	Totals £
At 1 October 2021	627,959	124,338	752,297
Deficit for the year	(17,341)		(17,341)
Dividends	(30,000)		(30,000)
Transfer unrealised gain/loss on investment properties to undistributable reserves	<u>(17,091)</u>	<u>17,091</u>	-
At 30 September 2022	<u>563,527</u>	<u>141,429</u>	<u>704,956</u>

Undistributable reserves represent the unrealised gains on carrying investment property at fair value less the deferred tax provision thereon; being unrealised, such amounts are not available to be distributed as dividend to shareholders.

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.