

**REGISTERED NUMBER: 05027402 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 28 FEBRUARY 2017**  
**FOR**  
**LARMWAY PROPERTIES LIMITED**

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**for the year ended 28 February 2017**

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**LARMWAY PROPERTIES LIMITED**

**COMPANY INFORMATION**  
**for the year ended 28 February 2017**

**DIRECTOR:** Mr M Adams

**REGISTERED OFFICE:** C/O Fort Knight Group Plc  
Victoria House  
Victoria Road  
Dartford  
Kent  
DA1 5AJ

**REGISTERED NUMBER:** 05027402 (England and Wales)

**ACCOUNTANT:** Raffingers  
Chartered Certified Accountants  
19-20 Bourne Court  
Southend Road  
Woodford Green  
Essex  
IG8 8HD

**BALANCE SHEET**  
**28 February 2017**

	Notes	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Investments	3		1		1
<b>CURRENT ASSETS</b>					
Debtors	4	10		280	
Cash at bank		<u>15,322</u>		<u>95,935</u>	
		15,332		96,215	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>9,618</u>		<u>89,765</u>	
<b>NET CURRENT ASSETS</b>			<u>5,714</u>		<u>6,450</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			5,715		6,451
<b>CREDITORS</b>					
Amounts falling due after more than one year	6		<u>38,735</u>		<u>5,885</u>
<b>NET (LIABILITIES)/ASSETS</b>			<u>(33,020)</u>		<u>566</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			8		8
Retained earnings			<u>(33,028)</u>		<u>558</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(33,020)</u>		<u>566</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

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

**BALANCE SHEET - continued**  
**28 February 2017**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 27 November 2017 and were signed by:

Mr M Adams - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 28 February 2017**

1. **STATUTORY INFORMATION**

Larmway Properties 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The accounts have been prepared on the going concern basis as the director is of the opinion that the company will meet its liabilities as and when due.

**Fixed asset investments**

Investments in subsidiaries are valued at cost less provision for impairment.

3. **FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>COST</b>	
At 1 March 2016	
and 28 February 2017	<u>1</u>
<b>NET BOOK VALUE</b>	
At 28 February 2017	<u>1</u>
At 29 February 2016	<u>1</u>

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

	2017	2016
	£	£
Other debtors	<u>10</u>	<u>280</u>

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

	2017	2016
	£	£
Taxation and social security	-	73,874
Other creditors	<u>9,618</u>	<u>15,891</u>
	<u>9,618</u>	<u>89,765</u>

6. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2017	2016
	£	£
Amounts owed to group undertakings	<u>38,735</u>	<u>5,885</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 28 February 2017**

**7. ULTIMATE CONTROLLING PARTY**

The directors consider there to be no controlling party as the company is owned equally by Residential Land Holdings Limited and Fort Knight Group Plc.

**8. FIRST YEAR ADOPTION**

The Company has adopted FRS 102 for the year ended 28 February 2017, with the date of transition being 1 March 2015. On transition management have considered the effect of any changes in accounting treatment from UK GAAP to FRS 102 for this company but do not consider there to be any material changes that would warrant restatement of the comparative financials.

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.