REGISTERED NUMBER: 07050162 (England and Wales)

NATURAL LAND 3 LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

DTE Business Advisers Limited
Chartered Accountants
Statutory Auditors
The Exchange
5 Bank Street
Bury
BL9 0DN

NATURAL LAND 3 LIMITED (REGISTERED NUMBER: 07050162)

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FOR THE YEAR ENDED 31 DECEMBER 2018

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NATURAL LAND 3 LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2018

DIRECTORS:	T Dennis E J Kearney M D Spence A Wild
REGISTERED OFFICE:	1st Floor Whitecroft House 51 Water Lane WIlmslow Cheshire SK9 5BQ
REGISTERED NUMBER:	07050162 (England and Wales)
AUDITORS:	DTE Business Advisers Limited Chartered Accountants Statutory Auditors The Exchange 5 Bank Street Bury BL9 0DN

NATURAL LAND 3 LIMITED (REGISTERED NUMBER: 07050162)

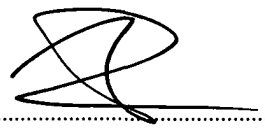
STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2018

	Notes	2018 £	2017 £
FIXED ASSETS			
Property, plant and equipment	4	**470**	1,100
Investment property	5	**9,508,323**	4,519,913
		9,508,793	4,521,013
CURRENT ASSETS			
Debtors	6	**284,228**	251,044
Cash at bank		**174,301**	324
		458,529	251,368
CREDITORS			
Amounts falling due within one year	7	**(3,441,258)**	(3,113,106)
NET CURRENT LIABILITIES		**(2,982,729)**	(2,861,738)
TOTAL ASSETS LESS CURRENT LIABILITIES		**6,526,064**	1,659,275
CREDITORS			
Amounts falling due after more than one year	8	**(5,098,198)**	-
NET ASSETS		**1,427,866**	1,659,275
CAPITAL AND RESERVES			
Called up share capital		**4**	4
Fair value reserve		**2,196,594**	2,196,594
Retained earnings		**(768,732)**	(537,323)
		1,427,866	1,659,275

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 Board of Directors on 23rd August 2019 and were signed on its behalf by:



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T Dennis - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Natural Land 3 Limited is a private company, limited by shares, registered in England and Wales. The company's registered number is 07050162 and its registered office address is 1st Floor Whitecroft House, 51 Water Lane, Wilmslow, Cheshire, SK9 5BQ.

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.

Going concern
The board has prepared detailed financial forecasts and cash flows, taking account of the support of the loan holder (and major shareholder of the ultimate parent company), the support of the ultimate parent company and an indicative view of trading performance.

The company is currently in its development phase with the statement of financial position showing net current liabilities of £2,982,729 (2017: £2,861,738). The company's property is still under development and so the company is reliant on group support to cover its working capital requirements.

The current cash funding requirements prepared by management have given the directors a reasonable expectation that the company will have sufficient resources available to continue in operational existence for the foreseeable future, with the confirmed continued support of its parent company and loan holder. The loan holder is considered to have adequate capabilities to provide support to the company and its parent undertaking as required for at least the next 12 months.

The directors have considered the business risks and believe that the company is well placed to manage these risks successfully, thus the going concern basis of accounting has been adopted in preparing these financial statements.

Critical accounting estimates and judgements
In the application of the company's accounting policies, the directors are required to make estimates and judgements. The estimates are based on historical experience and other relevant factors. Actual results may differ from these estimates.

The estimates are continually evaluated. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below.

Estimating the useful economic life of an asset and the anticipated residual value are considered key judgements in calculating an appropriate depreciation charge.

Estimating the value of investment property is considered to be a key judgement.

continued...

2. ACCOUNTING POLICIES - continued

Property, plant and equipment
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Plant and machinery etc - 33.3% on cost

The residual values, estimated useful lives and depreciation method of property, plant and equipment are reviewed, and adjusted as appropriate, at each statement of financial position date. The effects of any revision are recognised in the income statement when the change arises.

Investment property
Investment properties, which are properties held to earn rentals and/or for capital appreciation, are recognised at fair value. Revaluation surpluses are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Financial instruments
The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties and loans to related parties.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the income statement.

Basic financial liabilities are initially measured at transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

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 statement of financial position date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 4 (2017 - 4).

continued...

4. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery etc £
Cost	
At 1 January 2018 and 31 December 2018	**2,366**
Depreciation	
At 1 January 2018	**1,266**
Charge for year	**630**
At 31 December 2018	**1,896**
Net book value	
At 31 December 2018	**470**
At 31 December 2017	1,100

5. INVESTMENT PROPERTY

	Total £
Fair value	
At 1 January 2018	**4,519,913**
Additions	**4,988,410**
At 31 December 2018	**9,508,323**
Net book value	
At 31 December 2018	**9,508,323**
At 31 December 2017	4,519,913

The investment properties were valued on an open market basis at 31 December 2018 based on a valuation by the directors.

The historic cost of the investment properties is £7,311,729 (2017: £2,323,319).

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Trade debtors	**3,826**	1,196
Amounts owed by group undertakings	**100,000**	240,666
Other debtors	**180,402**	9,182
	284,228	251,044

continued...

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	**335,008**	5,299
Other creditors	**3,106,250**	3,107,807
	3,441,258	3,113,106

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018	2017
	£	£
Amounts owed to group undertakings	**5,098,198**	-

Amounts owed to group undertakings are unsecured and subject to varying rates of interest at the discretion of the parent company. During the year interest of £28,214 was charged (2017: £126,689 refund). There are no fixed terms of repayment but a minimum of twelve months notice will be given.

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

The Report of the Auditors was unqualified.

Richard Taylor (Senior Statutory Auditor)
for and on behalf of DTE Business Advisers Limited

10. RELATED PARTY DISCLOSURES

The company has entered into a composite unlimited multilateral guarantee in respect of the bank borrowings of other group companies. At 31 December 2018 the total borrowings covered by the guarantee amounted to £9,026,955 (2017: £4,101,728).

The bank holds a debenture for any borrowings, which includes a fixed charge over all present freehold and leasehold property; a first fixed charge over book and other debts, chattels, goodwill and uncalled capital, both present and future; and a first floating charge over all assets and undertakings both present and future.

11. PARENT COMPANY

The company is wholly owned by Natural Assets Investments Limited, a company registered in England and Wales which is the immediate controlling party and the ultimate parent company. The registered office address is 1st Floor, Whitecroft House, 51 Water Lane, Wilmslow, Cheshire, SK9 5BQ.

The ultimate controlling party is Mr D Gorton.