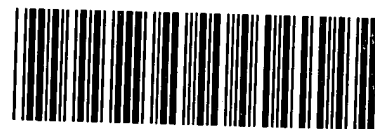


Registration number: 07488794

Lanes Land Limited
Annual Report and Financial Statements
for the Year Ended 31 December 2021

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Lanes Land Limited
(Registration number: 07488794)

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Lanes Land Limited
(Registration number: 07488794)

Company Information

Directors

R Twigg

Company Secretary

Oakwood Corporate Secretary Limited

Registered Office

3rd Floor
1 Ashley Road
Altrincham
Cheshire
WA14 2DT

Lanes Land Limited
(Registration number: 07488794)

Directors' Report for the Year Ended 31 December 2021

The directors present their report and the unaudited financial statements for the Year Ended 31 December 2021. This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Acquisition by Connells Limited

On 8 March 2021, the entire share capital of Countrywide Limited (formerly Countrywide plc), of which the company is a wholly owned subsidiary, was acquired by Connells Limited.

Principal activities

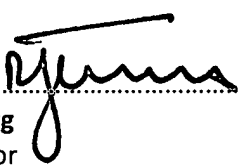
The company is dormant and has not traded during the year.

Directors

The directors of the company who held office during the period and up to the date of signing the financial statements were as follows:

R Twigg (appointed 30 November 2021)
P Creffield (resigned 31 March 2021)
G R Williams (resigned 30 November 2021)

Approved by the Board on 23 August 2022 and signed on its behalf by:


.....
R Twigg
Director

Lanes Land Limited
(Registration number: 07488794)

Balance Sheet as 31 December 2021

	2021 £000	2020 £000
Current assets		
Amounts due from Group undertakings	547	547
Net assets	547	547
Capital and reserves		
Called up share capital		
100 ordinary shares of £1 each	-	-
Profit and loss account	547	547
Total shareholders' funds	547	547

In accordance with Section 444 of the Companies Act 2006, the company has not traded during the year, and accordingly a profit and loss account has not been delivered.

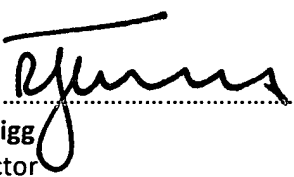
For the Year Ended 31 December 2021, the company was entitled to exemption from audit under Section 480 of the Companies Act 2006 relating to dormant companies.

The members have not required the company to obtain an audit of its accounts for the Year Ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 4 to 5 were approved by the Board of Directors 23 August 2022 and were signed on its behalf by:


.....
R Twigg
Director

The notes on page 5 form an integral part of these financial statements.

Lanes Land Limited
(Registration number: 07488794)

Notes to the Financial Statements for the Year Ended 31 December 2021

1. General information

Lanes Land Limited ('the company') is a private company limited by share capital which is incorporated and domiciled in the UK. The address of its registered office is 3rd Floor, 1 Ashley Road, Altrincham, Cheshire WA14 2DT.

2. Statement of compliance

The financial statements of Lanes Land Limited have been prepared in accordance with Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102') Section 1A Small Entities, and the Companies Act 2006.

3. Summary of significant accounting policies

3.1 Basis of preparation

The financial statements have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities under the historical cost convention and in accordance with the Companies Act 2006.

The presentation currency is £ sterling.

4. Parent and ultimate parent undertaking

The immediate parent undertaking is Countrywide Estate Agents. The ultimate parent undertaking and ultimate controlling party as at 31 December 2021 was Skipton Building Society, which is registered in the United Kingdom. The largest group in which the results are consolidated is that headed by Skipton Building Society. The smallest group is that headed by Connells Limited and the consolidated accounts of that company are available to the public and can be obtained from: Connells Limited, Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire LU7 1GN.