

**REGISTERED NUMBER: 07494517 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

**FOR**

**WOODS PROPERTIES LIMITED**

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FOR THE YEAR ENDED 31 MARCH 2023**

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**WOODS PROPERTIES LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2023**

**DIRECTOR:** N B Woods

**SECRETARY:** Mrs D S Woods

**REGISTERED OFFICE:** Larkhill  
Lewes Road  
Ridegwood  
Uckfield  
East Sussex  
TN22 5SJ

**REGISTERED NUMBER:** 07494517 (England and Wales)

**ACCOUNTANTS:** MVL Business Services  
A trading name of Xynamo 5 Limited  
6 Red Barn Mews  
Battle  
East Sussex  
TN33 0AG

**WOODS PROPERTIES LIMITED (REGISTERED NUMBER: 07494517)****BALANCE SHEET  
31 MARCH 2023**

	Notes	2023 £	£	2022 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		11,501		10,665
<b>CURRENT ASSETS</b>					
Debtors	5	106,147		92,956	
Cash at bank		<u>101,801</u>		<u>91,170</u>	
		207,948		184,126	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>234,562</u>		<u>197,406</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(26,614)</u>		<u>(13,280)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>(15,113)</u>		<u>(2,615)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Retained earnings			<u>(15,213)</u>		<u>(2,715)</u>
			<u>(15,113)</u>		<u>(2,615)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 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
- (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 director and authorised for issue on 8 August 2023 and were signed by:

N B Woods - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1. STATUTORY INFORMATION**

Woods 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 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.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2022 - 4).

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023

## 4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
<b>COST</b>	
At 1 April 2022	21,582
Additions	5,408
Disposals	(2,674)
At 31 March 2023	<u>24,316</u>
<b>DEPRECIATION</b>	
At 1 April 2022	10,917
Charge for year	3,837
Eliminated on disposal	(1,939)
At 31 March 2023	<u>12,815</u>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<u>11,501</u>
At 31 March 2022	<u>10,665</u>

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

	2023 £	2022 £
Trade debtors	15,000	1,743
Other debtors	<u>91,147</u>	<u>91,213</u>
	<u>106,147</u>	<u>92,956</u>

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

	2023 £	2022 £
Trade creditors	12,017	11,007
Amounts owed to group undertakings	13,000	-
Other creditors	<u>209,545</u>	<u>186,399</u>
	<u>234,562</u>	<u>197,406</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023

7. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 31 March 2023 and 31 March 2022:

	2023 £	2022 £
<b>N B Woods</b>		
Balance outstanding at start of year	(98,547)	(92,232)
Amounts repaid	(11,589)	(6,315)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(110,136)</u>	<u>(98,547)</u>

8. RELATED PARTY DISCLOSURES

**Pinetum Estates Limited**

During the year ended 31 March 2023, the company had no further advances to Pinetum Estates Limited (2022 -£6,630) a company under common control. Balance at 31 March 2023 is £89,808 (2022 £89,808). This amount remained outstanding as at the balance sheet date.

**Arboretum Holdings Limited**

During the year ended 31 March 2023 the company had advances of £13,000 (2022 £0 ) to Arboretum Holdings Limited, a company under common control. There was £13,000 payable to Arboretum Holdings Limited as at the balance sheet date.

**Director Expenses**

In addition to the Directors loan balance (in note 8) there was an amount of £11,892 at the year end 31 March 2023 owing to Nigel Woods relating to unpaid business expenses.

The ultimate controlling party is Nigel Woods.

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.