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REGISTERED NUMBER: 08156839 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 December 2016

for

Gaufron Investments (2012) Limited

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for the year ended 31 December 2016

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Gaufron Investments (2012) Limited

Company Information
for the year ended 31 December 2016

Directors:

P A Rowlands
M J Hall

Secretary:

M J Hall

Registered office:

Lower Gaufron Farm
Howey
Llandrindod Wells
Powys
LD1 5RG

Registered number:

08156839 (England and Wales)

Accountants:

Acre Accountancy Limited
Unit 2 Foley Works
Foley Industrial Estate
Hereford
Herefordshire
HR1 2SF

Abridged Balance Sheet
31 December 2016

	Notes	2016 £	2015 £
FIXED ASSETS			
Investment property	4	2,200,000	1,261,035
CURRENT ASSETS			
Debtors		15,997	16,227
Cash at bank		157,539	131,340
		<u>173,536</u>	<u>147,567</u>
CREDITORS			
Amounts falling due within one year		(74,462)	(58,654)
NET CURRENT ASSETS		<u>99,074</u>	<u>88,913</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,299,074	1,349,948
CREDITORS			
Amounts falling due after more than one year	5	(1,799,309)	(1,054,390)
PROVISIONS FOR LIABILITIES		<u>(75,701)</u>	<u>(47,123)</u>
NET ASSETS		<u>424,064</u>	<u>248,435</u>
CAPITAL AND RESERVES			
Called up share capital		2	2
Retained earnings		424,062	248,433
SHAREHOLDERS' FUNDS		<u>424,064</u>	<u>248,435</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- 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.

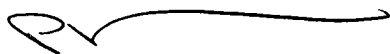
The notes form part of these financial statements

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.

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 December 2016 in accordance with Section 444(2A) of the Companies Act 2006.

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 8 May 2017 and were signed on its behalf by:



.....
P A Rowlands - Director

1. **STATUTORY INFORMATION**

Gaufron Investments (2012) 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 as modified by the revaluation of certain assets.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Turnover

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

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, 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.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet 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 2 (2015 - 2).

4. **INVESTMENT PROPERTY**

	Total £
Fair value	
At 1 January 2016	1,261,035
Additions	796,080
Revaluations	142,885
	<u>2,200,000</u>
At 31 December 2016	<u>2,200,000</u>
Net book value	
At 31 December 2016	<u>2,200,000</u>
At 31 December 2015	<u>1,261,035</u>

The investment property was revalued on 31 December 2016 by M Hall BSc, a director of the company.

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

	2016 £	2015 £
Bank loans	880,913	932,120
Other creditors	918,396	122,270
	<u>1,799,309</u>	<u>1,054,390</u>

6. **SECURED DEBTS**

The following secured debts are included within creditors:

	2016 £	2015 £
Bank loans	<u>926,208</u>	<u>971,015</u>

Natwest Bank Plc hold the freehold legal charge of various properties owned by Gaufron Investments (2012) Ltd.

Natwest Bank Plc hold debentures over the assets of the company as security for bank borrowings.