

REGISTERED NUMBER: 08156839 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 December 2017

for

Gaufron Investments (2012) Limited

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for the year ended 31 December 2017

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Gaufron Investments (2012) Limited

Company Information
for the year ended 31 December 2017

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 2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Investment property	5	2,200,000	2,200,000
CURRENT ASSETS			
Debtors		16,045	15,997
Cash at bank		83,927	157,539
		99,972	173,536
CREDITORS			
Amounts falling due within one year		(909,600)	(74,462)
NET CURRENT (LIABILITIES)/ASSETS		(809,628)	99,074
TOTAL ASSETS LESS CURRENT LIABILITIES		1,390,372	2,299,074
CREDITORS			
Amounts falling due after more than one year	6	(818,409)	(1,799,309)
PROVISIONS FOR LIABILITIES		(72,861)	(75,701)
NET ASSETS		499,102	424,064
CAPITAL AND RESERVES			
Called up share capital	8	2	2
Retained earnings	9	499,100	424,062
SHAREHOLDERS' FUNDS		499,102	424,064

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2017 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

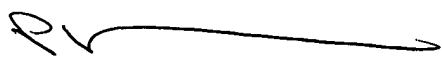
Abridged Balance Sheet - continued
31 December 2017

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.

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 December 2017 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors on 23/05/18 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. **STATEMENT OF COMPLIANCE**

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.

3. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

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.

Financial instruments

Financial instruments are classified and accounted for according to the substance of the contractual arrangement. They are classified as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

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.

Notes to the Financial Statements - continued
for the year ended 31 December 2017

4. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2016 - 2).

5. **INVESTMENT PROPERTY**

	Total £
Fair value	
At 1 January 2017 and 31 December 2017	2,200,000
Net book value	
At 31 December 2017	2,200,000
At 31 December 2016	2,200,000

The investment property was revalued on 31 December 2017 by M Hall BSc, a director of the company.

6. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS**

	2017 £	2016 £
Repayable by instalments		
Bank loans payable after more than 5 years by instalments	-	451,133

7. **SECURED DEBTS**

The following secured debts are included within creditors:

	2017 £	2016 £
Bank loans	877,949	926,208

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.

8. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	2017 £	2016 £
2	Ordinary shares	£1	2	2

Notes to the Financial Statements - continued
for the year ended 31 December 2017

9. RESERVES

		Retained earnings £
At 1 January 2017		424,062
Profit for the year		75,038
At 31 December 2017		<u>499,100</u>
	2017 £	2016 £
Distributable profit		
Distributable profit b/fwd	92,685	59,940
Distributable profit for the year	75,038	61,322
Deferred tax movement on investment property	2,839	(28,577)
	<u>170,562</u>	<u>92,685</u>
Non-distributable profit		
Revaluation on investment property b/fwd	331,377	188,492
Revaluation on investment property in year	-	114,308
Deferred tax movement on investment property	(2,839)	28,577
	<u>328,538</u>	<u>331,377</u>
	<u>499,100</u>	<u>424,062</u>