

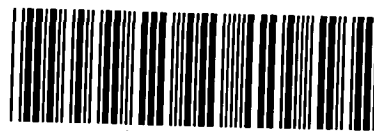
WELLESLEY PROPERTY LENDING LIMITED

Abbreviated Unaudited Accounts

For the period from 1 January 2017 to 31 December 2017

Company Number 9951004

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WELLESLEY PROPERTY LENDING LIMITED

Report and financial statements
For the period from 1 January 2017 to 31 December 2017

Contents

Page:

3	Officers and advisers
4	Unaudited statement of financial position
5	Notes forming part of the financial statements

WELLESLEY PROPERTY LENDING LIMITED

Officers and advisers

Directors

Graham Wellesley
Andrew Turnbull

Registered Office

6th Floor, St Albans House, 57/59 Haymarket, London, SW1Y 4QX

Company Registration Number

9951004

WELLESLEY PROPERTY LENDING LIMITED

Unaudited statement of financial position For the period from 1 January 2017 to 31 December 2017

	2017	Period from 15 January 2016 (date of incorporation) to 31 December 2016
	£	£
Assets		
<i>Current assets</i>		
Other assets	2	2
Total assets	<u>2</u>	<u>2</u>
Net assets	<u>2</u>	<u>2</u>
Equity		
Share capital	3 2	2
Total equity	<u>2</u>	<u>2</u>

For the year ending 31 December 2017 Wellesley Property Lending Limited (the "Company") was entitled to exemption from audit under Section 477 of the Companies Act 2006 related to small companies. The members have not required the Company to obtain an audit in accordance with section 476 of the Company Act 2006.

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

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

The financial statements were approved by the Board of Directors on 27/09/2018 and signed on its behalf by


Graham Wellesley

WELLESLEY PROPERTY LEDNING LIMITED

Notes forming part of the unaudited financial statements
For the period from 1 January 2017 to 31 December 2017

1 Nature of operations

Wellesley Property Lending Limited was dormant during the period.

2 Basis of preparation

2.1 Accounting basis

The financial statements have been prepared under the historical cost convention and in accordance with International Financial Reporting Standards ("IFRS") for Small Entities.

The Company was dormant during the current period.

2.2 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.

3 Share capital

	2017	Period from 15 January 2016 (date of incorporation) to 31 December 2016
	£	£
2 issued ordinary shares at £1 each (2 authorised ordinary shares at £1 each	2	2
	<u>2</u>	<u>2</u>

The ordinary shares are unpaid at the period end.

4 Related party transactions

Related parties of the Company include key management personnel, close family members of key management personnel and entities which are controlled, jointly controlled or significantly influenced, or for which significant voting power is held, by key management personnel or their close family members. Key management personnel are defined as the Directors.

The Company is owed the below from the following related party entities:

	2017	Period from 15 January 2016 (date of incorporation) to 31 December 2016
	£	£
<i>Wellesley Group Limited</i>		
Opneing balance	2	-
Advances	-	2
	<u>2</u>	<u>2</u>

The maximum balance at the period end was £2.

5 Ultimate controlling party

Wellesley Group Limited is the immediate parent of the Company. The directors consider IFX Group Trust to be the ultimate controlling party.