

**FINANCIAL STATEMENTS**  
**FOR THE PERIOD**  
**1 OCTOBER 2021 TO 31 OCTOBER 2022**  
**FOR**  
**ABBAY WOOD PROPERTY LTD**

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FOR THE PERIOD 1 OCTOBER 2021 TO 31 OCTOBER 2022**

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**ABBAY WOOD PROPERTY LTD**  
**COMPANY INFORMATION**  
**FOR THE PERIOD 1 OCTOBER 2021 TO 31 OCTOBER 2022**

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**DIRECTORS:**

Mr I J Hussain  
Mr M Jakisic

**REGISTERED OFFICE:**

Fulford House  
Newbold Terrace  
Leamington Spa  
Warwickshire  
CV32 4EA

**REGISTERED NUMBER:**

10398274 (England and Wales)

**ACCOUNTANTS:**

TGFP  
Chartered Accountants  
Fulford House  
Newbold Terrace  
Leamington Spa  
Warwickshire  
CV32 4EA

STATEMENT OF FINANCIAL POSITION  
31 OCTOBER 2022

	Notes	2022 £	2021 £
<b>CURRENT ASSETS</b>			
Stocks		16,030,620	15,219,232
Debtors	5	642,433	787,231
Cash at bank		14,850	10,715
		<u>16,687,903</u>	<u>16,017,178</u>
<b>CREDITORS</b>			
Amounts falling due within one year	6	14,450,915	13,749,500
<b>NET CURRENT ASSETS</b>		<u>2,236,988</u>	<u>2,267,678</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>2,236,988</b>	<b>2,267,678</b>
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	2,441,069	2,449,564
<b>NET LIABILITIES</b>		<u>(204,081)</u>	<u>(181,886)</u>
<b>CAPITAL AND RESERVES</b>			
Called up and paid share capital		100	100
Retained earnings		(204,181)	(181,986)
		<u>(204,081)</u>	<u>(181,886)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 October 2022.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 October 2022 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.

**STATEMENT OF FINANCIAL POSITION - continued**  
**31 OCTOBER 2022**

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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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 31 July 2023 and were signed on its behalf by:

Mr I J Hussain - Director

Mr M Jakisic - Director

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD 1 OCTOBER 2021 TO 31 OCTOBER 2022

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1. **STATUTORY INFORMATION**

Abbey Wood Property Ltd 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.  
Plant and machinery etc - 33% on cost

**Stocks**

Inventories are valued at lower of cost and net realisable value. The cost of work in progress and finished projects includes all development costs and the attributable proportion of indirect overheads based on normal level of activity. Net realisable value is based on estimated selling price less the estimated cost of disposal.

**Financial instruments**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**Taxation**

Taxation for the period comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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 statement of financial position date.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 OCTOBER 2021 TO 31 OCTOBER 2022

2. **ACCOUNTING POLICIES - continued**

**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.

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 period 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.

**Going concern**

The financial statements have been prepared on the going concern basis, on the understanding that the company will receive continued support from the directors for a period of at least 12 months from the date of these financial statements.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the period was 2 (2021 - 2) .

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 October 2021	
and 31 October 2022	<u>1,346</u>
<b>DEPRECIATION</b>	
At 1 October 2021	
and 31 October 2022	<u>1,346</u>
<b>NET BOOK VALUE</b>	
At 31 October 2022	<u>-</u>

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

	2022 £	2021 £
Other debtors	<u>642,433</u>	<u>787,231</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 OCTOBER 2021 TO 31 OCTOBER 2022

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts	10,523	10,416
Trade creditors	73,891	1,909,927
Other creditors	14,366,501	11,829,157
	<u>14,450,915</u>	<u>13,749,500</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Bank loans	29,151	39,584
Other creditors	2,411,918	2,409,980
	<u>2,441,069</u>	<u>2,449,564</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2022	2021
	£	£
Other loans	<u>6,226,863</u>	<u>10,558,638</u>

Other loans are secured by way of fixed and floating charges over all the land and property and contains a negative pledge.

9. RELATED PARTY DISCLOSURES

Included in other debtors are amounts owed of £614,253 (2021 - £345,192) by companies under the control of the directors.

Included in other creditors are amounts owing of £8,138,008 (2021 - £1,267,129) to companies under the control of the directors.



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.