

MICKLEHAM DOWNS HOUSE LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 30 MARCH 2022

MICKLEHAM DOWNS HOUSE LIMITED
REGISTERED NUMBER: 10501879

STATEMENT OF FINANCIAL POSITION
AS AT 30 MARCH 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	5	2,481,765	2,481,765
		<u>2,481,765</u>	<u>2,481,765</u>
Creditors: amounts falling due within one year	6	(2,478,003)	(2,478,003)
Net current liabilities		<u>(2,478,003)</u>	<u>(2,478,003)</u>
Total assets less current liabilities		3,762	3,762
Net assets		<u><u>3,762</u></u>	<u><u>3,762</u></u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		3,761	3,761
		<u><u>3,762</u></u>	<u><u>3,762</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

T. D. Edwards
Director

Date: 21 December 2022

The notes on pages 2 to 4 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 MARCH 2022

1. General information

Mickleham Downs House Limited is a private company, limited by shares, registered in England and Wales. Its registered address and principal place of trading is Beaverbrook Estate, Reigate Road, Leatherhead, KT22 8QX.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

2.2 Going concern

As at 30 March 2022 the Company has fixed assets of £2,481,765, net current liabilities of £2,478,003 and net assets of £3,762.

The Directors, after making enquiries and considering the available resources and financial forecast, have formed a judgement that the Company can and will continue operating for the foreseeable future.

The Directors are satisfied that the Company has the continued support of its parent, Beaverbrook Holdings Limited. The Directors are further satisfied that Beaverbrook Holdings Limited has the financial support of its Shareholders and Lender to complete the development project. Furthermore the Directors are satisfied that Beaverbrook Holdings Limited has not been materially financially impacted by the fire on the Estate on 7 March 2022. On this basis, the directors consider it appropriate to prepare these financial statements on a going concern basis.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable from a group company for the use of this Company's land, excluding value added tax and other sales taxes.

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

No depreciation has been charged on the freehold property held as fixed assets as the property has not yet been brought into use.

2.5 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

MICKLEHAM DOWNS HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 MARCH 2022

2. Accounting policies (continued)

2.6 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

Fixed assets

The Directors have formed a judgment that no fixed asset impairment is required at the year end date. This is based on a third party valuation report obtained post year end and the future plans for the site and the forecast trading potential. If this judgment was to be incorrect, there could be a material impact on the accounts.

4. Employees

The average monthly number of employees, including directors, during the year was 0 (2021 - 0).

5. Tangible fixed assets

	Freehold property £
Cost	
At 31 March 2021	2,481,765
At 30 March 2022	2,481,765
Net book value	
At 30 March 2022	2,481,765

The freehold property forms part of the security for the parent company's loan with LaSalle Investment Management Limited. See note 8 for details of the parent company.

MICKLEHAM DOWNS HOUSE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 MARCH 2022**

6. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Amounts owed to group undertakings	2,475,003	2,475,003
Accruals and deferred income	3,000	3,000
	<u>2,478,003</u>	<u>2,478,003</u>

Amounts owed to group undertakings are interest free and repayable on demand.

7. Post balance sheet events

The Company is the owner of a c.90 acres of land and a detached house. The 100% parent company,

Beaverbrook Holdings Limited, provided the funds to acquire and develop the land adjacent to its own land in order to enhance the country house hotel and wider Beaverbrook Estate.

The parent company has previously received planning permission to convert the property into hotel use, along with its own adjacent property and land. The parent company commenced the development project in early 2022 including starting the renovation of the Company's property in April 2022. The project continues throughout 2022 and is expected to be completed in Summer 2023. The parent company has secured a mixture of Shareholder investment and bank funding to carry out this development over the 2 years from the balance sheet date. All conditions precedent to the finance drawdown have been met and the project continues within budgeted cost and timescales.

8. Controlling party

The immediate parent and ultimate controlling party is Beaverbrook Holdings Limited which is registered at Beaverbrook Estate, Reigate Road, Leatherhead, Surrey, KT22 8QX.

Beaverbrook Holdings Limited produces consolidated financial statements that are available to the public, on payment of the appropriate fee, from Registrar of Companies at Companies House, Crown Way, Cardiff, CF14 3UZ.

9. Auditors' information

The auditors' report on the financial statements for the year ended 30 March 2022 was unqualified.

The audit report was signed on 21 December 2022 by Andrew Ball (Senior Statutory Auditor) on behalf of Haysmacintyre LLP.

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.