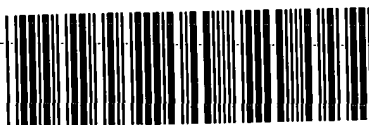


Company registration No. 11056514 (England & Wales)

**AR BXS DEVELOPMENT LIMITED**  
**DIRECTORS' REPORT AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2020**

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COMPANIES HOUSE

**AR BXS DEVELOPMENT LIMITED**

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**AR BXS DEVELOPMENT LIMITED**

**COMPANY INFORMATION**

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<b>Directors</b>	M B Lightbound D J G Partridge N P Searl K Wong
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<b>Company secretary</b>	S B Bashir
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<b>Registered number</b>	11056514
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<b>Registered office</b>	4 Stable Street London N1C 4AB
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**AR BXS DEVELOPMENT LIMITED**

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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The directors present their report and the unaudited financial statements of AR BXS Development Limited ('the company') for the year ended 31 December 2020. The company did not trade during the year.

**Directors**

The directors who served during the year were:

M B Lightbound  
D J G Partridge  
N P Searl  
K Wong

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**Audit**

For the year ended 31 December 2020 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

DocuSigned by:  
  
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**N P Searl**  
Director

Date: 24-Jun-2021 | 13:47 BST

Company registration No. 11056514 (England &amp; Wales)

**AR BXS DEVELOPMENT LIMITED****BALANCE SHEET  
AS AT 31 DECEMBER 2020**

	Notes	2020	2019
		£	£
<b>Fixed assets</b>			
Investments	4	1	-
<b>Current assets</b>			
Debtors - called up share capital not paid		1	1
<b>Creditors: amounts falling due within one year</b>	5	(1)	-
<b>Net current assets</b>		-	1
<b>Net assets</b>		1	1
<b>Capital and reserves</b>			
Called up share capital		1	1


For the year ended 31 December 2020 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

DocuSigned by:  
  
 0AD2EEFBD712457...  
**N P Searl**  
 Director

Date: 24-Jun-2021 | 13:47 BST

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

**AR BXS DEVELOPMENT LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020****1. Company information**

AR BXS Development Limited is a private company limited by shares incorporated in England and Wales. The registered office is 4 Stable Street, London, N1C 4AB.

**2. Accounting policies****2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with Section 1A - small entities of Financial Reporting Standard 102, 'The Financial Reporting Standard in the UK and the Republic of Ireland' and the Companies Act 2006.

The company is a dormant company as conferred by Section 480 of the Companies Act 2006. Therefore the company did not trade during the year.

**2.2 Exemption from preparing consolidated financial statements**

The company and the group headed by it qualify as small as set out in Section 383 of the Companies Act 2006 and therefore are exempt from the requirement to prepare consolidated financial statements. These financial statements present information about the company as a single entity.

**2.3 Fixed asset investments**

Investments in subsidiary undertakings are measured at cost less accumulated impairment.

**3. Activities and profit and loss account**

The company has not traded during the year. During the year, the company received no income, incurred no expenditure, and therefore made neither profit nor loss.

**4. Fixed asset investments**

	<b>Investments in subsidiary companies £</b>
<b>Cost</b>	
At 1 January 2020	-
Additions	1
	<hr/>
At 31 December 2020	<u>1</u>

**Subsidiary undertakings**

The following were subsidiary undertakings of the company during the year:

<b>Name</b>	<b>Country of incorporation</b>	<b>Registered address</b>	<b>Proportion of ownership interest and nature of business</b>
ARBX Plot 25 Limited (13063511)	United Kingdom	4 Stable Street, London N1C 4AB	100% To build for sale real estate on Plot 25

**AR BXS DEVELOPMENT LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**5. Creditors: amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Unpaid investment	1	-
	<u>1</u>	<u>-</u>

**6. Controlling party**

The company is a wholly owned subsidiary of Argent Related Limited Partnership (acting by its general partner, Argent Related (General Partner) LLP), which is the ultimate parent undertaking and the ultimate controlling party of AR BXS Development Limited.

The largest group in which the results of the company are consolidated is that headed by Argent Related Limited Partnership, registered office 4 Stable Street, London, N1C 4AB. The consolidated financial statements of this group may be obtained from 4 Stable Street, London, N1C 4AB.