

REGISTERED NUMBER: 11653917 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
EDEN (DOWNLANDS) LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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EDEN (DOWNLANDS) LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2022**

DIRECTORS:

I S G Dhillon
G R I Llewellyn-Smith
W J Killick

REGISTERED OFFICE:

12 Conqueror Court
Sittingbourne
Kent
ME10 5BH

REGISTERED NUMBER:

11653917 (England and Wales)

ACCOUNTANTS:

Williams Giles Professional Services Ltd
12 Conqueror Court
Sittingbourne
Kent
ME10 5BH

EDEN (DOWNLANDS) LIMITED (REGISTERED NUMBER: 11653917)

**BALANCE SHEET
31 DECEMBER 2022**

	Notes	2022 £	2021 £
CURRENT ASSETS			
Stocks		6,952,072	6,499,273
Debtors	4	492,261	655,409
Cash at bank		1,705	9,575
		<u>7,446,038</u>	<u>7,164,257</u>
CREDITORS			
Amounts falling due within one year	5	<u>3,236,108</u>	<u>3,293,732</u>
NET CURRENT ASSETS		<u>4,209,930</u>	<u>3,870,525</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		4,209,930	3,870,525
CREDITORS			
Amounts falling due after more than one year	6	<u>4,245,056</u>	<u>3,897,034</u>
NET LIABILITIES		<u>(35,126)</u>	<u>(26,509)</u>
CAPITAL AND RESERVES			
Called up share capital		1	1
Retained earnings		<u>(35,127)</u>	<u>(26,510)</u>
		<u>(35,126)</u>	<u>(26,509)</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 12 December 2023 and were signed on its behalf by:

I S G Dhillon - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1. STATUTORY INFORMATION

Eden (Downlands) 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. 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.

Stocks

Stocks and work in progress are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

Financial instruments

Financial assets - trade and other debtors are basic financial instruments and debt instruments measured at fair value through the Income Statement and are measured subsequently at amortised cost. Prepayments are not financial instruments.

Cash comprises cash at bank, in hand and short term deposits with an original maturity date of three months or less. Cash at bank is measured at face value.

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.

Finance costs are charged to the Income Statement over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount. Except borrowing costs and interest in respect of qualifying assets under construction.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset and applied consistently to a class of qualifying assets.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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 2022

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - NIL).

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Amounts owed by group undertakings	319,243	319,243
Other debtors	<u>173,018</u>	<u>336,166</u>
	<u>492,261</u>	<u>655,409</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	10,871	2,612
Other creditors	<u>3,225,237</u>	<u>3,291,120</u>
	<u>3,236,108</u>	<u>3,293,732</u>

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

	2022	2021
	£	£
Other creditors	<u>4,245,056</u>	<u>3,897,034</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Other loans KHV	2,971,650	2,728,035
Other Loans ERL	<u>1,273,406</u>	<u>1,168,999</u>
	<u>4,245,056</u>	<u>3,897,034</u>

7. ULTIMATE CONTROLLING PARTY

Edencap LLP is the parent company.

Registered office 12 Conqueror Court, Sittingbourne, Kent ,ME10 5BH.

The ultimate controlling party of the group is considered to be the members of the LLP in aggregate.

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.