

Registered Number:12855421

England and Wales

SW Property Ltd

Unaudited Financial Statements

For the period ended 30 September 2021

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SW Property Ltd  
Statement of Financial Position  
As at 30 September 2021

	Notes	2021 £
<b>Fixed assets</b>		
Property, plant and equipment	2	28,400
Investment property	3	464,288
		<b>492,688</b>
<b>Current assets</b>		
Trade and other receivables	4	4,494
Cash and cash equivalents		4,070
		<b>8,564</b>
<b>Trade and other payables: amounts falling due within one year</b>	5	(191,295)
<b>Net current liabilities</b>		<b>(182,731)</b>
<b>Total assets less current liabilities</b>		<b>309,957</b>
<b>Trade and other payables: amounts falling due after more than one year</b>	6	(310,590)
<b>Net assets/liabilities</b>		<b>(633)</b>
<b>Capital and reserves</b>		
Called up share capital		1
Retained earnings		(634)
<b>Shareholders' funds</b>		<b>(633)</b>

For the period ended 30 September 2021 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 September 2021 in accordance with Section 476 of the Companies Act 2006

The director acknowledges his responsibilities for: a) ensuring that the company keeps proper 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 Section 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.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

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

These financial statements were approved and authorised for issue by the Board on 31 August 2022 and were signed by:

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Mr S Wild Director

SW Property Ltd  
Notes to the Financial Statements  
For the period ended 30 September 2021

**Statutory Information**

SW Property Ltd is a private limited company, limited by shares, domiciled in England and Wales, registration number 12855421.

Registered address:

2 The Hills  
Warton  
Tamworth  
B79 0JF

The presentation currency is £ sterling.

**1. Accounting policies**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical costs convention as modified by the revaluation of certain assets.

**Property, plant and equipment**

Property, plant and equipment, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Motor Vehicles	20 Straight line
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**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**2. Property, plant and equipment**

	<b>Motor Vehicles</b>
<b>Cost or valuation</b>	<b>£</b>
Additions	35,500
At 30 September 2021	<b>35,500</b>
<b>Provision for depreciation and impairment</b>	
Charge for period	7,100
At 30 September 2021	<b>7,100</b>
<b>Net book value</b>	
At 30 September 2021	<b>28,400</b>

SW Property Ltd  
Notes to the Financial Statements Continued  
For the period ended 30 September 2021

**3. Investment property**

	<b>Total</b>
	<b>£</b>
<b>Fair value</b>	
Additions	464,288
<b>At 30 September 2021</b>	<b>464,288</b>
<b>Net book value</b>	
At 30 September 2021	<b>464,288</b>

**4. Trade and other receivables**

	<b>2021</b>
	<b>£</b>
Trade debtors	3,925
Other debtors	569
	<b>4,494</b>

**5. Trade and other payables: amounts falling due within one year**

	<b>2021</b>
	<b>£</b>
Taxation and social security	330
Other creditors	190,965
	<b>191,295</b>

**6. Trade and other payables: amounts falling due after more than one year**

	<b>2021</b>	
	<b>£</b>	
Bank loans and overdraft (secured)	310,590	-

The loans of £158,340 and £152,250 were Interest Only Buy To Let loans from Onesavings Bank and were first drawn down on 22/12/2020 and 16/02/2021. They were used to purchase the investment properties. The loan of £152,250 bears interest at 3.79%p.a. for the first 24 months and then at a variable rate thereafter, currently 6.18%p.a. The loan of £158,340 bears interest at 3.99%p.a. for the first 24 months and then at a variable rate thereafter, currently 6.18%p.a. The interest is settled monthly. Both loans had 25 year terms from inception. The loans are secured by fixed charges on the properties.

**7. Related party transactions**

Mr S Wild controls the company as sole director and shareholder.

SW Property Ltd  
Notes to the Financial Statements Continued  
For the period ended 30 September 2021

**8. Directors advances and guarantees**

Mr S Wild, director, has given 2 personal guarantees for the mortgages on the properties.

**9. Average number of persons employed**

During the year the average number of employees was 1

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.