

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2022**  
**FOR**  
**BODUM LAND LIMITED**

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FOR THE YEAR ENDED 31ST DECEMBER 2022**

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**BODUM LAND LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31ST DECEMBER 2022**

**DIRECTORS:** Mr P Bodum  
Mr U K Justesen

**REGISTERED OFFICE:** Rubis House  
15 Friarn Street  
Bridgwater  
Somerset  
TA6 3LH

**REGISTERED NUMBER:** 13095138 (England and Wales)

**ACCOUNTANTS:** Aspen Waite Ltd  
Rubis House  
15 Friarn Street  
Bridgwater  
Somerset  
TA6 3LH

**BODUM LAND LIMITED (REGISTERED NUMBER: 13095138)****BALANCE SHEET  
31ST DECEMBER 2022**

	Notes	31/12/22 £	31/12/21 £
<b>FIXED ASSETS</b>			
Tangible assets	4	2,901,675	2,525,421
<b>CURRENT ASSETS</b>			
Debtors	5	118,114	133,734
Cash at bank		23,607	5,279
		<u>141,721</u>	<u>139,013</u>
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>(1,543,928)</u>	<u>(992,821)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(1,402,207)</u>	<u>(853,808)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,499,468	1,671,613
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	<u>(1,488,000)</u>	<u>(1,680,000)</u>
<b>NET ASSETS/(LIABILITIES)</b>		<u>11,468</u>	<u>(8,387)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		10,000	10,000
Retained earnings		<u>1,468</u>	<u>(18,387)</u>
		<u>11,468</u>	<u>(8,387)</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31st 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 notes form part of these financial statements

**BALANCE SHEET - continued  
31ST DECEMBER 2022**

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 and authorised for issue by the Board of Directors and authorised for issue on 28th September 2023 and were signed on its behalf by:

Mr U K Justesen - Director

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

**1. STATUTORY INFORMATION**

Bodum Land 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.

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.

**TURNOVER**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**TANGIBLE FIXED ASSETS**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

**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.

**3. EMPLOYEES AND DIRECTORS**

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

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

**4. TANGIBLE FIXED ASSETS**

	<b>Freehold property £</b>
<b>COST</b>	
At 1st January 2022	2,550,516
Additions	426,444
At 31st December 2022	<u>2,976,960</u>
<b>DEPRECIATION</b>	
At 1st January 2022	25,095
Charge for year	50,190
At 31st December 2022	<u>75,285</u>
<b>NET BOOK VALUE</b>	
At 31st December 2022	<u><u>2,901,675</u></u>
At 31st December 2021	<u><u>2,525,421</u></u>

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

	<b>31/12/22 £</b>	<b>31/12/21 £</b>
Amounts owed by group undertakings	55,950	133,288
Other debtors	<u>62,164</u>	<u>446</u>
	<u><b>118,114</b></u>	<u><b>133,734</b></u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31/12/22 £</b>	<b>31/12/21 £</b>
Bank loans and overdrafts	192,000	192,000
Trade creditors	28,826	-
Amounts owed to group undertakings	1,146,090	639,942
Corporation tax	16,430	1,573
Social security and other taxes	-	9,325
Accrued expenses	<u>160,582</u>	<u>149,981</u>
	<u><b>1,543,928</b></u>	<u><b>992,821</b></u>

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

	<b>31/12/22 £</b>	<b>31/12/21 £</b>
Bank loans due 1-2 years	192,000	192,000
Bank loans due 2-5 years	576,000	576,000
Bank loans more 5 yr by instal	<u>720,000</u>	<u>912,000</u>
	<u><b>1,488,000</b></u>	<u><b>1,680,000</b></u>

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

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

	<b>31/12/22</b>	<b>31/12/21</b>
	<b>£</b>	<b>£</b>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u><b>720,000</b></u>	<u><b>912,000</b></u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>31/12/22</b>	<b>31/12/21</b>
	<b>£</b>	<b>£</b>
Bank loans	<u><b>1,680,000</b></u>	<u><b>1,872,000</b></u>



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.