

**VICTORIA LAND PROPERTY LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 JULY 2023**

VICTORIA LAND PROPERTY LIMITED
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 JULY 2023

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VICTORIA LAND PROPERTY LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 JULY 2023

Directors	Sergiu Neculai Stela Neculai
Company Number	13500153 (England and Wales)
Registered Office	65 Croxden Way Daventry West Northamptonshire NN11 2PD GBR
Accountants	Zincbooks Limited 27 Nettle Gap Close Wootton Fields Northampton NN4 6AH

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY ACCOUNTS OF VICTORIA LAND PROPERTY LIMITED FOR THE YEAR ENDED 31 JULY 2023

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Victoria Land Property Limited for the year ended 31 July 2023 as set out on pages 5 - 5 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](https://www.icaew.com/membershandbook).

This report is made solely to the Board of Directors of Victoria Land Property Limited, as a body, in accordance with the terms of our engagement letter dated 8 July 2021. Our work has been undertaken solely to prepare for your approval the accounts of Victoria Land Property Limited and state those matters that we have agreed to state to the Board of Directors of Victoria Land Property Limited, as a body, in this report in accordance with AAF 07/16 as detailed at [icaew.com/compilation](https://www.icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Victoria Land Property Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Victoria Land Property Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Victoria Land Property Limited. You consider that Victoria Land Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Victoria Land Property Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Zincbooks Limited
Chartered Accountants

27 Nettle Gap Close
Wootton Fields
Northampton
NN4 6AH

30 April 2024

VICTORIA LAND PROPERTY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2023

	2023	2022
	£	£
Fixed assets	183,472	183,472
Current assets	2,963	1,557
Creditors: amounts falling due within one year	(936)	-
Net current assets	2,027	1,557
Total assets less current liabilities	185,499	185,029
Creditors: amounts falling due after more than one year	(184,556)	(184,556)
Accruals and deferred income	(480)	-
Net assets	463	473
Capital and reserves	463	473

NOTES TO THE ACCOUNTS

1 Statutory information

Victoria Land Property Limited is a private company, limited by shares, registered in England and Wales, registration number 13500153. The registered office is 65 Croxden Way, Daventry, West Northamptonshire, NN11 2PD, GBR.

2 Average number of employees

During the year the average number of employees was 2 (2022: 2).

For the year ending 31 July 2023 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 in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the micro-entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the board on 30 April 2024

Sergiu Neculai
Director

Company Registration No. 13500153

