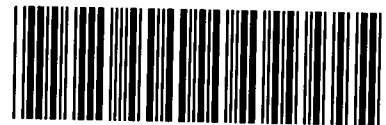


**REPORT OF THE MEMBERS AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2013
FOR
LINDEN HOUSE PROPERTY LLP**

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LINDEN HOUSE PROPERTY LLP

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for the Year Ended 31st December 2013**

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LINDEN HOUSE PROPERTY LLP
GENERAL INFORMATION
for the Year Ended 31st December 2013

DESIGNATED MEMBERS:

C E S Jackson
Mrs A J Jackson
M P Woolley
G Stewart

REGISTERED OFFICE:

Unit G,
South Cambs Bus Park
Babraham Road
Sawston
Cambridgeshire
CB22 3JH

REGISTERED NUMBER:

OC362972 (England and Wales)

ACCOUNTANTS:

Stewart Fletcher and Barrett
Chartered Accountants
Manor Court Chambers
Townsend Drive
Nuneaton
Warwickshire
CV11 6RU

LINDEN HOUSE PROPERTY LLP
REPORT OF THE MEMBERS
for the Year Ended 31st December 2013

The members present their report with the financial statements of the LLP for the year ended 31st December 2013.

PRINCIPAL ACTIVITY
property rental

DESIGNATED MEMBERS

The designated members during the year under review were:

C E S Jackson
Mrs A J Jackson
M P Woolley
G Stewart

RESULTS FOR THE YEAR AND ALLOCATION TO MEMBERS

The profit for the year before members' remuneration and profit shares was £48,929 (2012 - £30,070 profit).

MEMBERS' INTERESTS

ON BEHALF OF THE MEMBERS:

A handwritten signature in black ink, appearing to read 'C E S Jackson', with a stylized flourish at the end.

C E S Jackson - Designated Member

25th September 2014

LINDEN HOUSE PROPERTY LLP
PROFIT AND LOSS ACCOUNT
for the Year Ended 31st December 2013

	Notes	Year Ended 31.12.13 £	£	Period 1.8.11 to 31.12.12 £	£
TURNOVER			-		-
Other operating income			<u>77,638</u>		<u>74,843</u>
			77,638		74,843
Depreciation		8,709		12,381	
Other operating charges		<u>20,000</u>		<u>32,392</u>	
			<u>28,709</u>		<u>44,773</u>
OPERATING PROFIT and PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS	7		<u><u>48,929</u></u>		<u><u>30,070</u></u>

The notes form part of these financial statements

LINDEN HOUSE PROPERTY LLP (REGISTERED NUMBER: OC362972)

**BALANCE SHEET
31st December 2013**

	Notes	2013 £	2012 £
FIXED ASSETS			
Investment property	3	852,882	861,591
CURRENT ASSETS			
Debtors	4	8,910	1,485
Cash at bank		8,429	7,488
		<u>17,339</u>	<u>8,973</u>
CREDITORS			
Amounts falling due within one year	5	416,168	443,961
NET CURRENT LIABILITIES		<u>(398,829)</u>	<u>(434,988)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
and			
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>454,053</u>	<u>426,603</u>
LOANS AND OTHER DEBTS DUE TO MEMBERS	6	<u>454,053</u>	<u>426,603</u>
TOTAL MEMBERS' INTERESTS			
Loans and other debts due to members	6	<u>454,053</u>	<u>426,603</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 31st December 2013.

The members acknowledge their responsibilities for:

- (a) ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the LLP 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 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the members of the LLP on 25th September 2014 and were signed by:



C E S Jackson - Designated member

The notes form part of these financial statements

LINDEN HOUSE PROPERTY LLP

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st December 2013**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and the requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

2. OPERATING PROFIT

The operating profit is stated after charging:

	Year Ended 31.12.13 £	Period 1.8.11 to 31.12.12 £
Depreciation - owned assets	8,709	12,381

3. INVESTMENT PROPERTY

COST

At 1st January 2013
and 31st December 2013

Total
£

873,972

DEPRECIATION

At 1st January 2013
Charge for year

12,381
8,709

At 31st December 2013

21,090

NET BOOK VALUE

At 31st December 2013

852,882

At 31st December 2012

861,591

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2013 £	2012 £
Trade debtors	8,910	1,485

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2013 £	2012 £
Bank loans and overdrafts	386,879	419,213
Taxation and social security	5,586	3,748
Other creditors	23,703	21,000
	416,168	443,961

LINDEN HOUSE PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31st December 2013

6. LOANS AND OTHER DEBTS DUE TO MEMBERS

	2013 £	2012 £
Amounts owed to members in respect of profits	454,053	426,603
	<u>454,053</u>	<u>426,603</u>
Falling due within one year	454,053	426,603
	<u>454,053</u>	<u>426,603</u>

7. MEMBERS' INTERESTS

	Members' other interests Reserves £	Loans and other debts due to members £	Total £
Balance at 1st January 2013	-	426,603	426,603
Profit for the financial year available for discretionary division among members	48,929		48,929
Members' interests after profit for the year	48,929	426,603	475,532
Other divisions of profit	(48,929)	48,929	
Drawings		(21,479)	(21,479)
Balance at 31st December 2013	-	454,053	454,053

**CHARTERED ACCOUNTANTS' REPORT TO THE MEMBERS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
LINDEN HOUSE PROPERTY LLP**

In order to assist you to fulfil your duties under the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, we have prepared for your approval the financial statements of Linden House Property LLP for the year ended 31st December 2013 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the LLP'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.

This report is made solely to the members of Linden House Property LLP, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Linden House Property LLP and state those matters that we have agreed to state to the members of Linden House Property LLP, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the LLP and its members, as a body, for our work or for this report.

It is your duty to ensure that Linden House Property LLP has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Linden House Property LLP. You consider that Linden House Property LLP 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 financial statements of Linden House Property LLP. 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 financial statements.

Stewart Fletcher and Barrett
Chartered Accountants
Manor Court Chambers
Townsend Drive
Nuneaton
Warwickshire
CV11 6RU

25th September 2014

LINDEN HOUSE PROPERTY LLP
PROFIT AND LOSS ACCOUNT
for the Year Ended 31st December 2013

	Year Ended 31.12.13		Period 1.8.11 to 31.12.12	
	£	£	£	£
Income		-		-
Other income				
Rents received		77,638		74,843
		<u>77,638</u>		<u>74,843</u>
Expenditure				
Telephone	819		2,322	
Post and stationery	-		677	
Motor expenses	11,834		3,055	
Repairs and renewals	-		1,155	
Sundry expenses	13		-	
Accountancy	2,833		1,389	
Legal fees	-		2,944	
	<u> </u>	15,499	<u> </u>	11,542
		62,139		63,301
Finance costs				
Bank charges	77		2,048	
Mortgage Interest	4,424		18,802	
	<u> </u>	4,501	<u> </u>	20,850
		57,638		42,451
Depreciation				
Investment property		8,709		12,381
NET PROFIT		<u>48,929</u>		<u>30,070</u>
Divisible as follows:				
C E S Jackson	17,126		10,525	
Mrs A J Jackson	17,125		10,524	
M P Woolley	9,785		6,014	
G Stewart	4,893		3,007	
	<u> </u>	48,929	<u> </u>	30,070
		<u>48,929</u>		<u>30,070</u>

LINDEN HOUSE PROPERTY LLP

CAPITAL ACCOUNTS SCHEDULE
31st December 2013

	C E S Jackson £	Mrs A J Jackson £	M P Woolley £	G Stewart £	Totals £
At 1st January 2013	149,311	149,311	85,321	42,660	426,603
Share of profit	17,126	17,125	9,785	4,893	48,929
	<u>166,437</u>	<u>166,436</u>	<u>95,106</u>	<u>47,553</u>	<u>475,532</u>
Less					
Drawings	8,479	6,000	5,000	2,000	21,479
At 31st December 2013	<u>157,958</u>	<u>160,436</u>	<u>90,106</u>	<u>45,553</u>	<u>454,053</u>