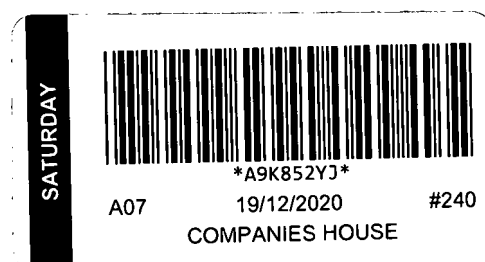


NATURAL LAND 3 LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019



DTE Business Advisers Limited
Chartered Accountants
Statutory Auditors
The Exchange
5 Bank Street
Bury
BL9 0DN

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FOR THE YEAR ENDED 31 DECEMBER 2019**

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NATURAL LAND 3 LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2019

DIRECTOR:

T. Dennis

REGISTERED OFFICE:

Suites 2g6, 2g8, 2g9
Glasshouse Alderley Park
Congleton Road
Nether Alderley
Macclesfield
SK10 4TG

REGISTERED NUMBER:

07050162 (England and Wales)

AUDITORS:

DTE Business Advisers Limited
Chartered Accountants
Statutory Auditors
The Exchange
5 Bank Street
Bury
BL9 0DN

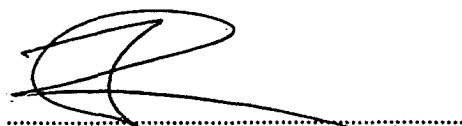
STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2019

	Notes	2019 £	2018 £
FIXED ASSETS			
Property, plant and equipment	4	2,554	470
Investment property	5	10,261,681	9,508,323
		<u>10,264,235</u>	<u>9,508,793</u>
CURRENT ASSETS			
Debtors	6	48,588	284,228
Cash at bank		1,404	174,301
		<u>49,992</u>	<u>458,529</u>
CREDITORS			
Amounts falling due within one year	7	(3,159,802)	(3,441,258)
NET CURRENT LIABILITIES		<u>(3,109,810)</u>	<u>(2,982,729)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>7,154,425</u>	<u>6,526,064</u>
CREDITORS			
Amounts falling due after more than one year	8	(5,798,023)	(5,098,198)
NET ASSETS		<u><u>1,356,402</u></u>	<u><u>1,427,866</u></u>
CAPITAL AND RESERVES			
Called up share capital		4	4
Fair value reserve		2,248,304	2,196,594
Retained earnings		(891,906)	(768,732)
		<u>1,356,402</u>	<u>1,427,866</u>

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 director and authorised for issue on 17th December 2020 and were signed by:


T Dennis - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

1. STATUTORY INFORMATION

Natural Land 3 Limited is a private company, limited by shares, registered in England and Wales. The company's registered number is 07050162 and its registered office address is Suites 2G6, 2G8, 2G9, Glasshouse Alderley Park, Congleton Road, Nether Alderley, Macclesfield, SK10 4TG.

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 as modified by the revaluation of certain assets.

Going concern

The board has prepared detailed financial forecasts and cash flows, taking account of the support of the loan holder (and major shareholder of the ultimate parent company), the support of the ultimate parent company and an indicative view of trading performance.

The company is currently in its development phase with the statement of financial position showing net current liabilities of £3,109,810 (2018: £2,982,729). The company's property is still under development and so the company is reliant on group support to cover its working capital requirements.

The current cash funding requirements prepared by management have given the directors a reasonable expectation that the company will have sufficient resources available to continue in operational existence for the foreseeable future, with the confirmed continued support of its parent company and loan holder. The loan holder is considered to have adequate capabilities to provide support to the company and its parent undertaking as required for at least the next 12 months.

The directors have considered the impact of the global Covid-19 pandemic on the company and recognise that the future cannot be predicted with certainty. However, the directors expect the company to continue trading and believe that the company can manage the risks at these challenging times.

The directors have considered the business risks and believe that the company is well placed to manage these risks successfully, thus the going concern basis of accounting has been adopted in preparing these financial statements.

Critical accounting estimates and judgements

In the application of the company's accounting policies, the directors are required to make estimates and judgements. The estimates are based on historical experience and other relevant factors. Actual results may differ from these estimates.

The estimates are continually evaluated. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below.

Estimating the useful economic life of an asset and the anticipated residual value are considered key judgements in calculating an appropriate depreciation charge.

Estimating the value of investment property is considered to be a key judgement.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2019

2. ACCOUNTING POLICIES - continued

Property, plant and equipment

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

Plant and machinery etc - 33.3% on cost

The residual values, estimated useful lives and depreciation method of property, plant and equipment are reviewed, and adjusted as appropriate, at each statement of financial position date. The effects of any revision are recognised in the income statement when the change arises.

Investment property

Investment properties, which are properties held to earn rentals and/or for capital appreciation, are recognised at fair value. Revaluation surpluses are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties and loans to related parties.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the income statement.

Basic financial liabilities are initially measured at transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 4 (2018 - 4).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2019

4. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery etc £
COST	
At 1 January 2019	2,366
Additions	3,249
	<u>5,615</u>
At 31 December 2019	
DEPRECIATION	
At 1 January 2019	1,896
Charge for year	1,165
	<u>3,061</u>
At 31 December 2019	
NET BOOK VALUE	
At 31 December 2019:	<u>2,554</u>
At 31 December 2018	<u>470</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2019	9,508,323
Additions	1,124,498
Disposals	(598,000)
Revaluations	226,860
	<u>10,261,681</u>
At 31 December 2019	
NET BOOK VALUE	
At 31 December 2019	<u>10,261,681</u>
At 31 December 2018	<u>9,508,323</u>

The investment properties were valued on an open market basis at 31 December 2019 based on a valuation by the directors.

The historic cost of the investment properties is £8,066,227 (2018: £7,311,729).

Fair value at 31 December 2019 is represented by:

	£
Valuation in 2019	2,195,454
Cost	8,066,227
	<u>10,261,681</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2019

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Trade debtors	1,539	3,826
Amounts owed by group undertakings	-	100,000
Other debtors	47,049	180,402
	<u>48,588</u>	<u>284,228</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Trade creditors	57,117	335,008
Other creditors	3,102,685	3,106,250
	<u>3,159,802</u>	<u>3,441,258</u>

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

	2019	2018
	£	£
Amounts owed to group undertakings	<u>5,798,023</u>	<u>5,098,198</u>

Amounts owed to group undertakings are unsecured and subject to varying rates of interest at the discretion of the parent company. During the year interest of £30,457 was charged (2018: £28,214). There are no fixed terms of repayment but a minimum of twelve months notice will be given.

9. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Richard Taylor (Senior Statutory Auditor)
for and on behalf of DTE Business Advisers Limited

10. RELATED PARTY DISCLOSURES

The company has entered into a composite unlimited multilateral guarantee in respect of the bank borrowings of other group companies. At 31 December 2019 the total borrowings covered by the guarantee amounted to £9,279,012 (2018: £9,026,955).

The bank holds a debenture for any borrowings, which includes a fixed charge over all present freehold and leasehold property; a first fixed charge over book and other debts, chattels, goodwill and uncalled capital, both present and future; and a first floating charge over all assets and undertakings both present and future.

11. POST BALANCE SHEET EVENTS

Post year end saw the outbreak of Covid-19 which has become a global pandemic. The directors have considered the impact of the pandemic on the company and recognise that the future cannot be predicted with any certainty. The company, however, has remained operational and the directors are satisfied that no adjustments are required to the financial statements as a result of this post balance sheet event.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2019

12. PARENT COMPANY

The company is wholly owned by Natural Assets Investments Limited, a company registered in England and Wales, which is the immediate controlling party and the ultimate parent company. Natural Assets Investments Limited prepares consolidation financial statements, copies of which can be obtained from its registered office address: Suites 2G6, 2G8, 2G9, Glasshouse Alderley Park, Congleton Road, Nether Alderley, Macclesfield, SK10 4TG.

The ultimate controlling party is Mr D Gorton.