

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

FOR

FDS LAND LIMITED

Page

Balance sheet

1

Notes to the financial statements

3

BALANCE SHEET
30 SEPTEMBER 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	4		21,226		-
Investment property	5		<u>2,495,681</u>		<u>146,877</u>
			2,516,907		146,877
Current assets					
Stocks		638,703		2,186,295	
Debtors	6	274		-	
Cash at bank and in hand		<u>1</u>		<u>3,859</u>	
		638,978		2,190,154	
Creditors					
Amounts falling due within one year	7	<u>3,112,776</u>		<u>2,337,024</u>	
Net current liabilities			<u>(2,473,798)</u>		<u>(146,870)</u>
Total assets less current liabilities			43,109		7
Provisions for liabilities	8		<u>14,949</u>		<u>-</u>
Net assets			<u>28,160</u>		<u>7</u>
Capital and reserves					
Called up share capital	9		1		1
Fair value reserve			28,927		-
Retained earnings			<u>(768)</u>		<u>6</u>
Shareholders' funds			<u>28,160</u>		<u>7</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year 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 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.

BALANCE SHEET - continued
30 SEPTEMBER 2021

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 Statement of comprehensive income has not been delivered.

The financial statements were approved by the director and authorised for issue on 29 June 2022 and were signed by:

Mr P Pidgley - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

1. Statutory information

FDS Land Limited is a private company, limited by shares, registered in England and Wales. The company's registered number is 10354139. The registered office is 7 & 8 Church Street, Wimborne, Dorset, BH21 1JH and the business address is 17 - 19 Mannings Heath Road, Parkstone, Poole, Dorset, BH12 4NQ.

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.

Preparation of consolidated financial statements

The financial statements present information about the company as an individual undertaking and not about its group. The company and its parent comprise a small-sized group. The group has therefore taken advantage of the exemptions provided by section 399 of the Companies Act 2006 not to prepare group accounts.

Tangible fixed assets

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

Plant and machinery - 25% on reducing balance

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.

Stocks

Work In Progress is valued at the lower of cost and net realisable value and represents land held for development including land in the course of development, which until legal completion for the sale of the asset, is recorded at cost. Cost comprises of direct costs including, where applicable, direct labour costs and overheads, not including any general administrative overheads, that have been incurred in bringing the asset to the condition and location as recorded at the balance sheet date.

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 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.

Financial instruments

Basic financial instruments are initially recognised at transaction price and accounted for according to the substance of the contractual arrangement, as either financial assets, liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company, after deducting all liabilities.

At each balance sheet date, financial instruments are measured at amortised cost using the effective interest method. Any losses arising from impairment are recognised in the profit and loss account in the period to which they relate.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2021

3. Employees and directors

The average number of employees during the year was 1 (2020 - 1) .

4. Tangible fixed assets

	Plant and machinery £
Cost	
Additions	28,302
At 30 September 2021	<u>28,302</u>
Depreciation	
Charge for year	7,076
At 30 September 2021	<u>7,076</u>
Net book value	
At 30 September 2021	<u>21,226</u>

5. Investment property

	Total £
Fair value	
At 1 October 2020	146,877
Additions	2,310,235
Revaluations	38,569
At 30 September 2021	<u>2,495,681</u>
Net book value	
At 30 September 2021	<u>2,495,681</u>
At 30 September 2020	<u>146,877</u>

Fair value at 30 September 2021 is represented by:

	£
Valuation in 2021	38,569
Cost	<u>2,457,112</u>
	<u>2,495,681</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2021 £	2020 £
Cost	<u>2,457,112</u>	<u>-</u>

Investment property was valued on an open market basis on 30 September 2021 by the director .

6. Debtors: amounts falling due within one year

	2021 £	2020 £
Trade debtors	<u>274</u>	<u>-</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2021

7. Creditors: amounts falling due within one year

	2021	2020
	£	£
Bank loans and overdrafts	20,526	-
Trade creditors	14,851	90
Amounts owed to group undertakings	3,075,149	2,335,201
Tax	-	1,193
Accruals and deferred income	2,250	540
	<u>3,112,776</u>	<u>2,337,024</u>

8. Provisions for liabilities

	2021	2020
	£	£
Deferred tax	<u>14,949</u>	<u>-</u>
		Deferred tax
		£
Charge to Income statement during year		5,307
Charge to fair value reserve		<u>9,642</u>
Balance at 30 September 2021		<u>14,949</u>

9. Called up share capital

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2021	2020
			£	£
1	Ordinary	£1.00	<u>1</u>	<u>1</u>

10. Ultimate controlling party

The company is ultimately controlled by the director, Mr P Pidgley and his wife Mrs W Pidgley, by virtue of their joint 100% holding in the voting share capital of the parent company, FDS Holdings Limited.

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.