

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

FOR

FDS LAND LIMITED

Page

Balance sheet

1

Notes to the financial statements

3

BALANCE SHEET
30 SEPTEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	4		15,920		21,226
Investment property	5		<u>4,680,557</u>		<u>2,495,681</u>
			4,696,477		2,516,907
Current assets					
Stocks		57,206		638,703	
Debtors	6	733		274	
Cash in hand		-		<u>1</u>	
		<u>57,939</u>		638,978	
Creditors					
Amounts falling due within one year	7	<u>3,722,310</u>		<u>3,112,776</u>	
Net current liabilities			<u>(3,664,371)</u>		<u>(2,473,798)</u>
Total assets less current liabilities			1,032,106		43,109
Provisions for liabilities	8		<u>259,821</u>		<u>14,949</u>
Net assets			<u><u>772,285</u></u>		<u><u>28,160</u></u>
Capital and reserves					
Called up share capital	9		1		1
Fair value reserve			770,388		28,927
Retained earnings			<u>1,896</u>		<u>(768)</u>
Shareholders' funds			<u><u>772,285</u></u>		<u><u>28,160</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 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 Statement of comprehensive income has not been delivered.

The financial statements were approved by the director and authorised for issue on 15 May 2023 and were signed by:

Mrs J Gibson - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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 the statement of comprehensive income.

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022

2. Accounting policies - continued

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.

3. Employees and directors

The average number of employees during the year was 1 (2021 - 1).

4. Tangible fixed assets

	Plant and machinery £
Cost	
At 1 October 2021	
and 30 September 2022	<u>28,302</u>
Depreciation	
At 1 October 2021	7,076
Charge for year	<u>5,306</u>
At 30 September 2022	<u>12,382</u>
Net book value	
At 30 September 2022	<u>15,920</u>
At 30 September 2021	<u>21,226</u>

5. Investment property

	Total £
Fair value	
At 1 October 2021	2,495,681
Additions	1,196,261
Revaluations	<u>988,615</u>
At 30 September 2022	<u>4,680,557</u>
Net book value	
At 30 September 2022	<u>4,680,557</u>
At 30 September 2021	<u>2,495,681</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022

5. Investment property - continued

Fair value at 30 September 2022 is represented by:

	£
Valuation in 2021	38,569
Valuation in 2022	988,615
Cost	<u>3,653,373</u>
	<u>4,680,557</u>

Investment property was valued on an open market basis on 30 September 2022 by the director .

6. Debtors: amounts falling due within one year

	2022 £	2021 £
Trade debtors	500	274
Prepayments and accrued income	<u>233</u>	<u>-</u>
	<u>733</u>	<u>274</u>

7. Creditors: amounts falling due within one year

	2022 £	2021 £
Bank loans and overdrafts	1,094	20,526
Trade creditors	7,564	14,851
Amounts owed to group undertakings	3,709,486	3,075,149
Tax	1,334	-
Accruals and deferred income	<u>2,832</u>	<u>2,250</u>
	<u>3,722,310</u>	<u>3,112,776</u>

8. Provisions for liabilities

	2022 £	2021 £
Deferred tax	<u>259,821</u>	<u>14,949</u>
		Deferred tax
		£
Balance at 1 October 2021		14,949
Credit to Income statement during year		(2,282)
Charge to fair value reserve		<u>247,154</u>
Balance at 30 September 2022		<u>259,821</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. Called up share capital

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022 £	2021 £
1	Ordinary	£1.00	<u>1</u>	<u>1</u>

10. Ultimate controlling party

The company is ultimately controlled by 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.