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**ABBHEY VIEW ESTATES LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 30 NOVEMBER 2017**

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**ABBAY VIEW ESTATES LIMITED**  
**REGISTERED NUMBER: 04020409**

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**BALANCE SHEET**  
**AS AT 30 NOVEMBER 2017**

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	Note	2017 £	2017 £	2016 £	2016 £
<b>Current assets</b>					
Debtors: amounts falling due within one year	4	347,900		2,900	
Cash at bank and in hand	5	49,299		263,299	
		<u>397,199</u>		<u>266,199</u>	
Creditors: amounts falling due within one year	6	(63,931)		(37,970)	
<b>Net current assets</b>			<b>333,268</b>		<b>228,229</b>
<b>Total assets less current liabilities</b>			<b>333,268</b>		<b>228,229</b>
<b>Net assets</b>			<b><u>333,268</u></b>		<b><u>228,229</u></b>

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**ABBAY VIEW ESTATES LIMITED**  
**REGISTERED NUMBER: 04020409**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 30 NOVEMBER 2017**

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	Note	2017 £	2016 £
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account	8	333,168	228,129
		<u>333,268</u>	<u>228,229</u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 19 July 2018.

**D G Matthey**

Director

The notes on pages 4 to 7 form part of these financial statements.

**ABBHEY VIEW ESTATES LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 NOVEMBER 2017**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 December 2016	100	228,129	228,229
<b>Comprehensive income for the year</b>			
Profit for the year	-	255,039	255,039
<b>Total comprehensive income for the year</b>	-	255,039	255,039
Dividends: Equity capital	-	(150,000)	(150,000)
<b>Total transactions with owners</b>	-	(150,000)	(150,000)
<b>At 30 November 2017</b>	<b>100</b>	<b>333,168</b>	<b>333,268</b>

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 NOVEMBER 2016**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 December 2015	100	637,564	637,664
<b>Comprehensive income for the year</b>			
Profit for the year	-	140,565	140,565
<b>Total comprehensive income for the year</b>	-	140,565	140,565
Dividends: Equity capital	-	(550,000)	(550,000)
<b>Total transactions with owners</b>	-	(550,000)	(550,000)
<b>At 30 November 2016</b>	<b>100</b>	<b>228,129</b>	<b>228,229</b>

The notes on pages 4 to 7 form part of these financial statements.

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## ABBHEY VIEW ESTATES LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2017

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#### 1. General information

Abbey View Estates Limited is a private company, limited by shares and incorporated in England and Wales, United Kingdom, with a registration number 04020409. The address of the registered office is Lawrence House, Goodwyn Avenue, Mill Hill, London, NW7 3RH. The principle activity of the company is that of property dealing.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

The following principal accounting policies have been applied:

##### 2.2 Revenue

Revenue represents the amounts received in respect of lease extensions and freehold sales.

##### 2.3 Stocks

Unsold properties held for resale are stated at the lower of cost and net realisable value. Cost includes all ancillary expenses of the purchase. Sums received for lease period extensions are deducted from the original cost where the company owns the relevant freehold reversions. The value of the freehold properties carried forward is nil and the sums received from lease extensions and freehold sales are credited directly to the profit and loss account.

##### 2.4 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

##### 2.5 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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ABBAY VIEW ESTATES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017

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2. Accounting policies (continued)

2.6 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

2.7 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2016 - 2).

4. Debtors

	2017 £	2016 £
Amounts owed by group undertakings	45,000	-
Other debtors	302,900	2,900
	<u>347,900</u>	<u>2,900</u>

5. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	49,299	263,299
	<u>49,299</u>	<u>263,299</u>

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ABBHEY VIEW ESTATES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017

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6. Creditors: Amounts falling due within one year

	2017	2016
	£	£
Corporation tax	61,111	35,150
Accruals and deferred income	2,820	2,820
	<u>63,931</u>	<u>37,970</u>

7. Financial instruments

	2017	2016
	£	£
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss	49,299	263,299
	<u>49,299</u>	<u>263,299</u>

Financial assets measured at fair value through profit or loss comprise cash and cash equivalents.

8. Reserves

**Profit & loss account**

The profit and loss account represents cumulative distributable profits and losses net of dividends and other adjustments.

9. Related party transactions

During the year the following transactions occurred:

	Loans due at 30/11/2017 £
Entities with control, joint control or significant influence over the entity	45,000
Other related parties	300,000
	<u>345,000</u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017

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**10. Controlling party**

The ultimate parent company is Winsyl Investments Limited, a company incorporated in England and Wales.

The ultimate controlling party is S Matthey by virtue of his shareholding in the parent undertaking.

**11. First time adoption of FRS 102**

The policies applied under the entity's previous accounting framework are not materially different to FRS 102

and have not impacted on equity or profit or loss.

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.