

Company Registration No. 03056680 (England and Wales)

**ABBEYLORD PROPERTIES LIMITED**  
**ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2016**



# **ABBEYLORD PROPERTIES LIMITED**

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# **ABBEYLORD PROPERTIES LIMITED**

## **INDEPENDENT AUDITORS' REPORT TO ABBEYLORD PROPERTIES LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006**

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We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Abbeylord Properties Limited for the year ended 31 March 2016 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with Chapter 10 of Part 15 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

### **Respective responsibilities of the director and auditors**

The director is responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

### **Opinion**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.



**Engin Zekia FCA (Senior Statutory Auditor)  
for and on behalf of Gerald Edelman**

24 April 2017

**Chartered Accountants  
Statutory Auditor**

73 Cornhill  
London  
EC3V 3QQ

# ABBEYLORD PROPERTIES LIMITED

## ABBREVIATED BALANCE SHEET

AS AT 31 MARCH 2016

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Tangible assets	2	38,927,828		29,721,948	
Investments	2	8,534,302		9,712,319	
		<u>47,462,130</u>		<u>39,434,267</u>	
<b>Current assets</b>					
Debtors		51,306		74,562	
Investments		24,976,935		15,153,373	
Cash at bank and in hand		382,144		911,625	
		<u>25,410,385</u>		<u>16,139,560</u>	
<b>Creditors: amounts falling due within one year</b>	3	(17,501,228)		(18,146,745)	
<b>Net current assets/(liabilities)</b>		<u>7,909,157</u>		<u>(2,007,185)</u>	
<b>Total assets less current liabilities</b>		<u>55,371,287</u>		<u>37,427,082</u>	
<b>Creditors: amounts falling due after more than one year</b>	4	(20,978,648)		(11,510,000)	
		<u>34,392,639</u>		<u>25,917,082</u>	
<b>Capital and reserves</b>					
Called up share capital	5	2		2	
Revaluation reserve		28,537,076		21,285,543	
Profit and loss account		5,855,561		4,631,537	
<b>Shareholders' funds</b>		<u>34,392,639</u>		<u>25,917,082</u>	

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 24 April 2017

M A Phillips  
Director



Company Registration No. 03056680

# ABBEYLORD PROPERTIES LIMITED

## NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2016

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### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

#### 1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### 1.3 Turnover

Turnover represents rent receivable on tenancy agreements. Rental income is payable by the tenants on a weekly and monthly basis. The rental income is recognised in the profit and loss account in the period to which it relates.

#### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & equipment	25% Reducing balance
Motor vehicles	25% Reducing balance

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

#### 1.5 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

Current asset investments are stated at the lower of cost and net realisable value.

#### 1.6 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

No provision is made for the potential liability to taxation which would arise in the event of realisation of the investment properties held at the balance sheet date at the amount at which it is stated in the financial statements. If all of the investment properties were sold, the taxation liability could amount to approximately £4,766,000 (2015: £3,521,000).

#### 1.7 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

# **ABBEYLORD PROPERTIES LIMITED**

## **NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2016**

### **2 Fixed assets**

	<b>Tangible assets</b>	<b>Investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or valuation</b>			
At 1 April 2015	29,828,390	9,712,319	39,540,709
Additions	1,963,623	445,040	2,408,663
Revaluation	7,251,533	-	7,251,533
Disposals	-	(1,623,057)	(1,623,057)
	<hr/>	<hr/>	<hr/>
At 31 March 2016	39,043,546	8,534,302	47,577,848
	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>			
At 1 April 2015	106,442	-	106,442
Charge for the year	9,276	-	9,276
	<hr/>	<hr/>	<hr/>
At 31 March 2016	115,718	-	115,718
	<hr/>	<hr/>	<hr/>
<b>Net book value</b>			
At 31 March 2016	38,927,828	8,534,302	47,462,130
	<hr/>	<hr/>	<hr/>
At 31 March 2015	29,721,948	9,712,319	39,434,267
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### **3 Creditors: amounts falling due within one year**

The aggregate amount of creditors for which security has been given amounted to £0 (2015 - £6,700,000).

### **4 Creditors: amounts falling due after more than one year**

The aggregate amount of creditors for which security has been given amounted to £21,223,750 (2015 - £11,510,000).

### **5 Share capital**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
<b>Allotted, called up and fully paid</b>		
2 Ordinary shares of £1 each	2	2
	<hr/>	<hr/>