

**REGISTERED NUMBER: 03595175 (England and Wales)**

**ABBREVIATED UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 AUGUST 2016  
FOR  
LEX SITUS PROPERTIES LIMITED**

Dennis & Turnbull  
Chartered Accountants  
Swatton Barn  
Badbury  
Swindon  
Wiltshire  
SN4 0EU



**LEX SITUS PROPERTIES LIMITED**

**CONTENTS OF THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 31 AUGUST 2016**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Abbreviated Balance Sheet</b>	<b>2</b>
<b>Notes to the Abbreviated Accounts</b>	<b>4</b>

**LEX SITUS PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 AUGUST 2016**

**DIRECTORS:**

R G Fry  
M A Evans  
R L Challis  
T P Dixon  
D J Halfhead  
S F Moss  
N P Ledingham  
C Bell  
D J E Moss

**SECRETARY:**

M A Evans

**REGISTERED OFFICE:**

Swatton Barn  
Badbury  
Swindon  
Wiltshire  
SN4 0EU

**REGISTERED NUMBER:**

03595175 (England and Wales)

**ACCOUNTANTS:**

Dennis & Turnbull  
Chartered Accountants  
Swatton Barn  
Badbury  
Swindon  
Wiltshire  
SN4 0EU

**BANKERS:**

Barclays Bank Plc  
10-14 High Street  
Old Town  
Swindon  
Wiltshire  
SN1 3EP

**LEX SITUS PROPERTIES LIMITED (REGISTERED NUMBER: 03595175)**

**ABBREVIATED BALANCE SHEET  
31 AUGUST 2016**

	Notes	2016 £	2015 £
<b>FIXED ASSETS</b>			
Tangible assets	2	620,000	620,000
<b>CURRENT ASSETS</b>			
Debtors		364	315
Cash at bank		6,165	13,262
		<u>6,529</u>	<u>13,577</u>
<b>CREDITORS</b>			
Amounts falling due within one year		(46,463)	(32,725)
<b>NET CURRENT LIABILITIES</b>		<u>(39,934)</u>	<u>(19,148)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>580,066</u>	<u>600,852</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	3	9	9
Profit and loss account		580,057	600,843
<b>SHAREHOLDERS' FUNDS</b>		<u>580,066</u>	<u>600,852</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

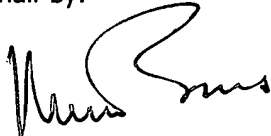
- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for 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.

The notes form part of these abbreviated accounts

**ABBREVIATED BALANCE SHEET - continued**  
**31 AUGUST 2016**

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 22 November 2016 and were signed on its behalf by:

A handwritten signature in black ink, appearing to read 'M A Evans', with a stylized, flowing script.

M A Evans - Director

A handwritten signature in black ink, appearing to read 'N P Ledingham', with a stylized, flowing script.

N P Ledingham - Director

## LEX SITUS PROPERTIES LIMITED

### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2016

#### 1. ACCOUNTING POLICIES

##### **Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

##### **Turnover**

Turnover represents rents receivable, excluding value added tax.

##### **Tangible fixed assets**

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

Land and buildings	- not provided
Plant and machinery etc	- 20% straight line basis

##### **Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

##### **Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

##### **Investment properties**

The company's investment property is held for long-term investment. Investment properties are accounted for in accordance with SSAP 19, as follows:

(i) investment properties are revalued annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost, or its reversal, on an individual investment property is expected to be permanent, in case it is recognised in the profit and loss account for the year; and

(ii) no depreciation is provided in respect of leasehold investment properties where the lease has over 20 years to run.

Although the Companies Act would normally require the systematic annual depreciation of fixed assets, the directors believe that the policy of not providing depreciation is necessary in order for the accounts to give a true and fair view, since the current value of investment properties, and changes to that current value, are of prime importance rather than a calculation of systematic annual depreciation. Depreciation is only one of the many factors reflected in the annual valuation, and the amount which might otherwise have been included cannot be separately identified or quantified.

**LEX SITUS PROPERTIES LIMITED**

**NOTES TO THE ABBREVIATED ACCOUNTS - continued  
FOR THE YEAR ENDED 31 AUGUST 2016**

**2. TANGIBLE FIXED ASSETS**

	Total £
<b>COST OR VALUATION</b>	
At 1 September 2015 and 31 August 2016	623,841
<b>DEPRECIATION</b>	
At 1 September 2015 and 31 August 2016	3,841
<b>NET BOOK VALUE</b>	
At 31 August 2016	620,000
At 31 August 2015	620,000

**3. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	2016	2015
			£	£
9	Ordinary	£1	9	9