

REGISTERED NUMBER: 04405945 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31st December 2016
for
ABBEYMAN INVESTMENTS LIMITED

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for the Year Ended 31st December 2016**

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ABBEYMAN INVESTMENTS LIMITED

**Company Information
for the Year Ended 31st December 2016**

DIRECTORS:

P A Campfield
C M Campfield
M Campfield

SECRETARY:

P A Campfield

REGISTERED OFFICE:

14 Queens Road
Hersham
Walton on Thames
Surrey
KT12 5LS

REGISTERED NUMBER:

04405945 (England and Wales)

ACCOUNTANTS:

Byrne Palmer & Co
Chartered Accountants
14 Queens Road
Hersham
Walton on Thames
Surrey
KT12 5LS

**Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Abbeyman Investments Limited**

The following reproduces the text of the report prepared for the directors and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Abbeyman Investments Limited for the year ended 31st December 2016 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Abbeyman Investments Limited, as a body, in accordance with the terms of our engagement letter dated 14th September 2016. Our work has been undertaken solely to prepare for your approval the financial statements of Abbeyman Investments Limited and state those matters that we have agreed to state to the Board of Directors of Abbeyman Investments Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Abbeyman Investments Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Abbeyman Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Abbeyman Investments Limited. You consider that Abbeyman Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Abbeyman Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Byrne Palmer & Co
Chartered Accountants
14 Queens Road
Hersham
Walton on Thames
Surrey
KT12 5LS

29th September 2017

ABBEYMAN INVESTMENTS LIMITED (REGISTERED NUMBER: 04405945)

**Balance Sheet
31st December 2016**

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Tangible assets	4		17,794		25,886
Investments	5		312,869		536,969
Investment property	6		<u>4,252,781</u>		<u>4,000,490</u>
			4,583,444		4,563,345
CURRENT ASSETS					
Debtors	7	166,002		171,532	
Cash at bank		<u>1,871</u>		<u>1,487</u>	
		167,873		173,019	
CREDITORS					
Amounts falling due within one year	8	<u>2,865,765</u>		<u>2,892,187</u>	
NET CURRENT LIABILITIES			<u>(2,697,892)</u>		<u>(2,719,168)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,885,552		1,844,177
CREDITORS					
Amounts falling due after more than one year	9		(244,964)		(291,380)
PROVISIONS FOR LIABILITIES			<u>(128,034)</u>		<u>(143,377)</u>
NET ASSETS			<u>1,512,554</u>		<u>1,409,420</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>1,512,454</u>		<u>1,409,320</u>
SHAREHOLDERS' FUNDS			<u>1,512,554</u>		<u>1,409,420</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 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 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 financial statements

Balance Sheet - continued
31st December 2016

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 28th September 2017 and were signed on its behalf by:

P A Campfield - Director

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 31st December 2016**

1. STATUTORY INFORMATION

Abbeyman Investments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents the rents receivable from investment properties.

Tangible fixed assets

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

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.

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties and loans to related parties.

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

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3.

Notes to the Financial Statements - continued
for the Year Ended 31st December 2016

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1st January 2016 and 31st December 2016	<u>32,760</u>
DEPRECIATION	
At 1st January 2016	6,874
Charge for year	<u>8,092</u>
At 31st December 2016	<u>14,966</u>
NET BOOK VALUE	
At 31st December 2016	<u>17,794</u>
At 31st December 2015	<u>25,886</u>

5. FIXED ASSET INVESTMENTS

	2016 £	2015 £
Participating interests	50	50
Loans to undertakings in which the company has a participating interest	<u>312,819</u>	<u>536,919</u>
	<u>312,869</u>	<u>536,969</u>

Additional information is as follows:

	Interest in other participating interests £
COST	
At 1st January 2016 and 31st December 2016	<u>50</u>
NET BOOK VALUE	
At 31st December 2016	<u>50</u>
At 31st December 2015	<u>50</u>
	Loans to other participating interests £
At 1st January 2016	536,919
New in year	25,400
Repayment in year	<u>(249,500)</u>
At 31st December 2016	<u>312,819</u>

Notes to the Financial Statements - continued
for the Year Ended 31st December 2016

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st January 2016	4,000,490
Additions	252,291
At 31st December 2016	<u>4,252,781</u>
NET BOOK VALUE	
At 31st December 2016	<u>4,252,781</u>
At 31st December 2015	<u>4,000,490</u>

Cost or valuation at 31st December 2016 is represented by:

	£
Valuation in 2014	1,118,387
Cost	<u>3,134,394</u>
	<u>4,252,781</u>

If investment properties had not been revalued they would have been included at the following historical cost:

	2016 £	2015 £
Cost	<u>2,882,103</u>	<u>2,882,103</u>

Investment properties were valued on an open market basis on 31st December 2014 by The directors .

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Trade debtors	12,646	19,976
Amounts owed by participating interests	<u>153,356</u>	<u>151,556</u>
	<u>166,002</u>	<u>171,532</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Bank loans and overdrafts	586,000	592,400
Trade creditors	4,953	9,626
Amounts owed to participating interests	9,057	15,596
Taxation and social security	20,528	14,956
Other creditors	<u>2,245,227</u>	<u>2,259,609</u>
	<u>2,865,765</u>	<u>2,892,187</u>

**Notes to the Financial Statements - continued
for the Year Ended 31st December 2016**

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2016	2015
	£	£
Bank loans	<u>244,964</u>	<u>291,380</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>126,447</u>	<u>146,586</u>

10. SECURED DEBTS

The following secured debts are included within creditors:

	2016	2015
	£	£
Bank loans	<u>830,964</u>	<u>883,780</u>

11. RELATED PARTY DISCLOSURES

Income;

Interest received on loan to joint venture with Construction and Real Estate limited £9,000.

Fixed asset Investments;

Abbeyman Estates Limited - a company in which Abbeyman Investments Limited owns 50% of the issued share capital, loan balance £312,819.

Investment Property;

Aquisition of 10 Old Sunday School from Abbeyman Estates Limited £249,500.

Current assets;

Joint venture with Construction and Real Estate Limited, Loan £148,341.

CELRE Consultancy Limited - associated company, current account £3,014.

Current liabilities;

Abbeyman Property Services Limited - associated company, current account £9,057.

P A Campfield - director, current account £2,236,259.

12. ULTIMATE CONTROLLING PARTY

The company is controlled by the directors.

13. NET CURRENT LIABILITIES

The company has net current liabilities of £2,697,892. Included in current liabilities is a balance due to the director, P Campfield of £2,236,259. The director has confirmed that he will continue with this financial support to enable the company to meet its commitments to third parties as they fall due.

**Notes to the Financial Statements - continued
for the Year Ended 31st December 2016**

14. FIRST YEAR ADOPTION

The provisions of FRS102 have been adopted from 01 January 2015, the adjustments required to the comparative figures are shown in the reconciliations of equity.

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.