

**REGISTERED NUMBER: 06472893 (England and Wales)**

**Unaudited Financial Statements**  
**for the Year Ended 31st December 2017**  
**for**  
**ABBEYMAN PROPERTY SERVICES LIMITED**

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for the Year Ended 31st December 2017**

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**ABBEYMAN PROPERTY SERVICES LIMITED**

**Company Information  
for the Year Ended 31st December 2017**

**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:**

06472893 (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 Property Services Limited**

**The following reproduces the text of the report prepared for the directors 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 Property Services Limited for the year ended 31st December 2017 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 Property Services 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 Property Services Limited and state those matters that we have agreed to state to the Board of Directors of Abbeyman Property Services 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 Property Services Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Abbeyman Property Services 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 Property Services Limited. You consider that Abbeyman Property Services 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 Property Services 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

Date: .....

**Balance Sheet**  
**31st December 2017**

|  | Notes | 2017<br>£      | £                | 2016<br>£      | £                |
|--|-------|----------------|------------------|----------------|------------------|
| <b>FIXED ASSETS</b>                          |       |                |                  |                |                  |
| Tangible assets                              | 4     |                | 11,347           |                | 18,416           |
| Investment property                          | 5     |                | <u>1,900,000</u> |                | <u>1,350,000</u> |
|  |       |                | 1,911,347        |                | 1,368,416        |
| <b>CURRENT ASSETS</b>                        |       |                |                  |                |                  |
| Debtors                                      | 6     | 19,494         |                  | 10,857         |                  |
| Cash at bank                                 |       | <u>2,766</u>   |                  | <u>491</u>     |                  |
|  |       | 22,260         |                  | 11,348         |                  |
| <b>CREDITORS</b>                             |       |                |                  |                |                  |
| Amounts falling due within one year          | 7     | <u>272,391</u> |                  | <u>322,428</u> |                  |
| <b>NET CURRENT LIABILITIES</b>               |       |                | <u>(250,131)</u> |                | <u>(311,080)</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                | 1,661,216        |                | 1,057,336        |
| <b>PROVISIONS FOR LIABILITIES</b>            |       |                | <u>133,780</u>   |                | <u>32,137</u>    |
| <b>NET ASSETS</b>                            |       |                | <u>1,527,436</u> |                | <u>1,025,199</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |                |                  |                |                  |
| Called up share capital                      |       |                | 90,090           |                | 90,090           |
| Share premium                                |       |                | 310,954          |                | 310,954          |
| Retained earnings                            |       |                | <u>1,126,392</u> |                | <u>624,155</u>   |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |                | <u>1,527,436</u> |                | <u>1,025,199</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2017 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.
- (b)

The notes form part of these financial statements

**Balance Sheet - continued**  
**31st December 2017**

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 22nd September 2018 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 2017**

**1. STATUTORY INFORMATION**

Abbeyman Property Services 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 gross rental income receivable from the company's 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 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, loans to related parties and investments in non-puttable ordinary shares

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the net present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Notes to the Financial Statements - continued  
for the Year Ended 31st December 2017

2. ACCOUNTING POLICIES - continued

**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 NIL (2016 - 2 ).

4. TANGIBLE FIXED ASSETS

|                       | Plant and<br>machinery<br>etc<br>£ |
|-----------------------|------------------------------------|
| <b>COST</b>           |                                    |
| At 1st January 2017   | 18,416                             |
| Disposals             | (7,069)                            |
| At 31st December 2017 | <u>11,347</u>                      |
| <b>NET BOOK VALUE</b> |                                    |
| At 31st December 2017 | <u>11,347</u>                      |
| At 31st December 2016 | <u>18,416</u>                      |

5. INVESTMENT PROPERTY

|                       | Total<br>£       |
|-----------------------|------------------|
| <b>FAIR VALUE</b>     |                  |
| At 1st January 2017   | 1,350,000        |
| Additions             | 550,000          |
| At 31st December 2017 | <u>1,900,000</u> |
| <b>NET BOOK VALUE</b> |                  |
| At 31st December 2017 | <u>1,900,000</u> |
| At 31st December 2016 | <u>1,350,000</u> |



**Notes to the Financial Statements - continued  
for the Year Ended 31st December 2017**

**5. INVESTMENT PROPERTY - continued**

Fair value at 31st December 2017 is represented by:

|                   |                       |
|-------------------|-----------------------|
| Valuation in 2017 | £<br><u>1,900,000</u> |
|-------------------|-----------------------|

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

|      |                |                |
|------|----------------|----------------|
|      | 2017           | 2016           |
|      | £              | £              |
| Cost | <u>830,323</u> | <u>830,323</u> |

Investment properties were valued on an open market basis on 31st December 2017 by The directors .

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|   |               |               |
|---|---------------|---------------|
|   | 2017          | 2016          |
|   | £             | £             |
| Amounts owed by participating interests | 17,694        | 9,057         |
| Other debtors                           | <u>1,800</u>  | <u>1,800</u>  |
|   | <u>19,494</u> | <u>10,857</u> |

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|   |                |                |
|---|----------------|----------------|
|   | 2017           | 2016           |
|   | £              | £              |
| Amounts owed to participating interests | 43,504         | 38,491         |
| Taxation and social security            | 12,879         | 17,513         |
| Other creditors                         | <u>216,008</u> | <u>266,424</u> |
|   | <u>272,391</u> | <u>322,428</u> |

**8. RELATED PARTY DISCLOSURES**

Assets

Current account Abbeyman Investments Limited- Associated company £17,694.

Liabilities

Current account P Campfield - Director £204,085.

Current account CELRE Consultancy Limited - Associated company £43,504.

**9. ULTIMATE CONTROLLING PARTY**

The company is controlled by the directors.

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.