

Investment Freeholds Ltd

Unaudited Filleted Accounts

31 March 2017

Registered number
08225058

Investment Freeholds Ltd

Chartered Accountants' report to the board of directors on the preparation of the unaudited statutory accounts of Investment Freeholds Ltd for the year ended 31 March 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Investment Freeholds Ltd for the year ended 31 March 2017 which comprise of the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity 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, we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/members/regulations-standards-and-guidance

This report is made solely to the Board of Directors of Investment Freeholds Ltd, as a body, in accordance with the terms of our engagement letter dated 17 November 2017. Our work has been undertaken solely to prepare for your approval the accounts of Investment Freeholds Ltd and state those matters that we have agreed to state to the Board of Directors of Investment Freeholds Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Investment Freeholds Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Investment Freeholds Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Investment Freeholds Ltd. You consider that Investment Freeholds Ltd 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 accounts of Investment Freeholds Ltd. 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 accounts.

P W Accountants Ltd
Chartered Accountants
82b High Street
Sawston
Cambs
CB22 3HJ

18 December 2017

Investment Freeholds Ltd**Registered number:** 08225058**Balance Sheet****as at 31 March 2017**

	Notes	2017	2016
		£	£
Fixed assets			
Tangible assets	3	-	13,000
Current assets			
Debtors	4	600	10,750
Cash at bank and in hand		-	4
		<u>600</u>	<u>10,754</u>
Creditors: amounts falling due within one year	5	(736)	(22,022)
Net current liabilities		<u>(136)</u>	<u>(11,268)</u>
Net (liabilities)/assets		<u>(136)</u>	<u>1,732</u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		(137)	1,731
Shareholder's funds		<u>(136)</u>	<u>1,732</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

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

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Mr T Batchelor

Director

Approved by the board on 18 December 2017

Investment Freeholds Ltd
Notes to the Accounts
for the year ended 31 March 2017

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold of Elsenham Hall	Not depreciated
---------------------------	-----------------

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

Taxation

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that

are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

2 Taxation	2017	2016
	£	£
Corporation tax	-	136
	<u>-</u>	<u>136</u>

There is no tax liability arising from these accounts. The company has tax losses to carry forward
of £1,868 (2016:£Nil).

3 Tangible fixed assets

	Freehold of Elsenham Hall
	£
Cost	
At 1 April 2016	13,000
Disposals	(13,000)
At 31 March 2017	<u>-</u>
Depreciation	
At 31 March 2017	<u>-</u>
Net book value	
At 31 March 2017	<u>-</u>
At 31 March 2016	13,000

During the year the company transferred at nil consideration the freehold of Elsenham Hall to Elsenhamhall Limited.

4 Debtors	2017	2016
	£	£
Trade debtors	600	900
Other debtors	-	9,850
	<u>600</u>	<u>10,750</u>

5 Creditors: amounts falling due within one year	2017	2016
	£	£
Amounts owed to parent undertaking	-	21,886
Corporation tax	136	136
Other creditors	600	-
	<u>736</u>	<u>22,022</u>

6 Controlling party

On 11 August 2016 the entire share capital of the company was purchased by Elsenhamhall Limited. Elsenhamhall Limited is the controlling party by virtue of its 100% shareholding.

7 Other information

Investment Freeholds Ltd is a private company limited by shares and incorporated in England.
Its registered office is:
82b High Street
Sawston
Cambs
CB22 3HJ

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.