

**Unaudited Financial Statements for the Year Ended 30 September 2019**

**for**

**Pickhurst Properties Limited**

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for the Year Ended 30 September 2019**

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**Pickhurst Properties Limited**  
**Company Information**  
**for the Year Ended 30 September 2019**

**DIRECTOR:** S Gray

**REGISTERED OFFICE:** Pickhurst Cottage  
Pickhurst Lane  
Pulborough  
West Sussex  
RH20 1BU

**REGISTERED NUMBER:** 08447157 (England and Wales)

**ACCOUNTANTS:** Fisher Michael Chartered Accountants  
The Old Grange  
Warren Estate  
Lordship Road  
Writtle  
Essex  
CM1 3WT

**Pickhurst Properties Limited (Registered number: 08447157)**

**Balance Sheet**  
**30 September 2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		551,239		478,161
<b>CURRENT ASSETS</b>					
Debtors	5	30,851		2,300	
Cash at bank		<u>3,623</u>		<u>1,578</u>	
		34,474		3,878	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>12,867</u>		<u>3,754</u>	
<b>NET CURRENT ASSETS</b>			<u>21,607</u>		<u>124</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			572,846		478,285
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(487,075)		(458,000)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(23,500)</u>		<u>(12,000)</u>
<b>NET ASSETS</b>			<u>62,271</u>		<u>8,285</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Fair value reserve	8		135,317		75,000
Retained earnings			<u>(73,146)</u>		<u>(66,815)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>62,271</u>		<u>8,285</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2019 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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**  
**30 September 2019**

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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

The financial statements were approved by the director and authorised for issue on 30 September 2020 and were signed by:

S Gray - Director

**Notes to the Financial Statements**  
**for the Year Ended 30 September 2019**

**1. STATUTORY INFORMATION**

Pickhurst Properties 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.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

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

**Tangible fixed assets**

Tangible fixed assets are initially measured at cost. After initial recognition, tangible fixed assets are measured at cost less any accumulated depreciation and accumulated impairment losses.

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

Plant and machinery etc - 20% on reducing balance

**Investment property**

The investment property is accounted for using the revaluation model. Any aggregate surplus or deficit arising from changes in fair value is recognised in the fair value reserve.

**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 1 (2018 - 1) .

**Notes to the Financial Statements - continued**  
**for the Year Ended 30 September 2019**

**4. TANGIBLE FIXED ASSETS**

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST OR VALUATION</b>			
At 1 October 2018	488,463	3,353	491,816
Additions	1,220	-	1,220
Revaluations	60,317	-	60,317
At 30 September 2019	<u>550,000</u>	<u>3,353</u>	<u>553,353</u>
<b>DEPRECIATION</b>			
At 1 October 2018	11,850	1,805	13,655
Charge for year	(11,850)	309	(11,541)
At 30 September 2019	<u>-</u>	<u>2,114</u>	<u>2,114</u>
<b>NET BOOK VALUE</b>			
At 30 September 2019	<u>550,000</u>	<u>1,239</u>	<u>551,239</u>
At 30 September 2018	<u>476,613</u>	<u>1,548</u>	<u>478,161</u>

Cost or valuation at 30 September 2019 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation in 2014	36,851	-	36,851
Valuation in 2015	30,000	-	30,000
Valuation in 2017	25,000	-	25,000
Valuation in 2018	20,000	-	20,000
Valuation in 2019	60,317	-	60,317
Cost	<u>377,832</u>	<u>3,353</u>	<u>381,185</u>
	<u>550,000</u>	<u>3,353</u>	<u>553,353</u>

If freehold land and buildings had not been revalued it would have been included at the following historical cost:

	2019 £	2018 £
Cost	<u>377,832</u>	<u>376,612</u>
Aggregate depreciation	<u>-</u>	<u>9,253</u>
Value of land in freehold land and buildings	<u>377,832</u>	<u>367,359</u>

Freehold land and buildings were valued on an open market value basis on 30 September 2019 by the Director. .

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

	2019 £	2018 £
Other debtors	<u>30,851</u>	<u>2,300</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 30 September 2019**

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

	2019	2018
	£	£
Amounts owed to related parties	924	154
Taxation and social security	7,003	-
Other creditors	4,940	3,600
	<u>12,867</u>	<u>3,754</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2019	2018
	£	£
Amounts owed to group undertakings	<u>487,075</u>	<u>458,000</u>

**8. RESERVES**

	Fair value reserve £
At 1 October 2018	75,000
Property revaluation	<u>60,317</u>
At 30 September 2019	<u>135,317</u>

**9. ULTIMATE CONTROLLING PARTY**

The company is 100% owned by Arctic Traders Limited, whose address is The Old Grange, Warren Estate, Lordship Road, Writtle, Chelmsford, Essex, CM1 3WT. The ultimate controlling party is S Gray.



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.