

**Company Registration Number 08485568 (England and Wales)**

**OKEN EYFFLER LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**  
**PAGES FOR FILING WITH REGISTRAR**

WEDNESDAY



\*A7ECJWIJ\*

A15

12/09/2018

#68

COMPANIES HOUSE

# OKEN EYFFLER LIMITED

## BALANCE SHEET

AS AT 31 DECEMBER 2017

	2017		2016	
	£	£	£	£
Current assets	999,052		995,718	
Creditors: amounts falling due within one year	(2,888)		(12,662)	
Net current assets		996,164		983,056
Creditors: amounts falling due after more than one year	(1,132,210)		(1,082,823)	
Net liabilities	(136,046)		(99,767)	
Capital and reserves	(136,046)		(99,767)	

Details of the company's financial commitments are shown in note 1 to these financial statements.

Oken Eyffler Limited is a private company limited by shares incorporated in England and Wales. The registered office is 34 High Street, Warwick, Warwickshire, CV34 4BE.

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the year ended 31 December 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

**OKEN EYFFLER LIMITED**

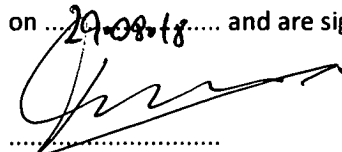
**BALANCE SHEET (CONTINUED)**

**AS AT 31 DECEMBER 2017**

---

These financial statements have been prepared in accordance with the micro-entity provisions and in accordance with FRS 105 'The Financial Reporting Standard applicable to the Micro-entities Regime' and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 29-08-18 and are signed on its behalf by:



.....  
T R Brown  
Director

**Company Registration Number 08485568**

# **OKEN EYFFLER LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**AS AT 31 DECEMBER 2017**

---

### **1 Financial Commitments**

A charge over the company's stock of freehold land was granted on 25th July 2016 to an infrastructure provider. The company has entered into an infrastructure provision agreement with that supplier and has agreed to meet the liabilities pursuant to that agreement. The total estimated liability under that agreement is approximately £15million and the Company, under the provisions of a co-operation agreement, entered into with two other parties expects to finance approximately £2.8million of this total liability.

Under the terms of the co-operation agreement the company expects to meet its financial obligations for the infrastructure agreement from the proceeds of sales of its land.

On 31st January 2014, the company gave a charge and floating debenture over all of its assets together with its rights under the co-operation agreement referred to above, to the Trustees of The Charity of Thomas Oken and Nicholas Eyffler in support of the loan provided to it by the charity. At 31 December 2017 the amount outstanding to the Charity in respect of the loan was £1,132,210 (2016: 1,082,823) including accrued interest.