REGISTERED NUMBER: 08525013 (England and Wales)

Unaudited Financial Statements

for the Year Ended 31 May 2022

for

Saddlers Land and Property Limited

Contents of the Financial Statements
for the Year Ended 31 May 2022

Saddlers Land and Property Limited

Company Information
for the Year Ended 31 May 2022

DIRECTOR:	S J Williams
SECRETARY:	
REGISTERED OFFICE:	4a Front Street Sedgefield Stockton on Tees Cleveland TS21 3AT
REGISTERED NUMBER:	08525013 (England and Wales)

Balance Sheet
31 May 2022

	Notes	31.5.22 £	£	31.5.21 £	£
FIXED ASSETS					
Tangible assets	4		**22,364,212**		16,939,117
CURRENT ASSETS					
Debtors	5	**1,784,040**		2,027,684	
Investments	6	**125,000**		125,000	
Cash at bank and in hand		**567,689**		39,365	
		2,476,729		2,192,049	
CREDITORS					
Amounts falling due within one year	7	**5,625,075**		5,174,186	
NET CURRENT LIABILITIES			**(3,148,346)**		(2,982,137)
TOTAL ASSETS LESS CURRENT LIABILITIES			**19,215,866**		13,956,980
CREDITORS					
Amounts falling due after more than one year	8		**8,212,728**		8,777,580
NET ASSETS			**11,003,138**		5,179,400
CAPITAL AND RESERVES					
Called up share capital			**200**		200
Retained earnings			**11,002,938**		5,179,200
SHAREHOLDERS' FUNDS			**11,003,138**		5,179,400

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2022 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
(b) 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

continued...

Balance Sheet - continued
31 May 2022

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 22 February 2023 and were signed by:

S J Williams - Director

Notes to the Financial Statements
for the Year Ended 31 May 2022

1. STATUTORY INFORMATION

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

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 (2021 - 2) .

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4. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery etc £	Totals £
COST OR VALUATION			
At 1 June 2021	**15,637,021**	**1,463,045**	**17,100,066**
Additions	**5,107,979**	**447,854**	**5,555,833**
At 31 May 2022	**20,745,000**	**1,910,899**	**22,655,899**
DEPRECIATION			
At 1 June 2021	**-**	**160,949**	**160,949**
Charge for year	**-**	**130,738**	**130,738**
At 31 May 2022	**-**	**291,687**	**291,687**
NET BOOK VALUE			
At 31 May 2022	**20,745,000**	**1,619,212**	**22,364,212**
At 31 May 2021	15,637,021	1,302,096	16,939,117

Cost or valuation at 31 May 2022 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation in 2020	**20,745,000**	**1,910,899**	**22,655,899**

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

	31.5.22 £	31.5.21 £
Cost	**12,644,910**	12,644,910
Value of land in freehold land and buildings	**12,644,910**	12,644,910

Freehold land and buildings were valued on an open market basis on 31 March 2022 by Knight Frank .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.22 £	31.5.21 £
Trade debtors	**58,879**	302,523
Amounts owed by group undertakings	**1,725,161**	1,725,161
	1,784,040	2,027,684

6. CURRENT ASSET INVESTMENTS

The company owns 50% of the issued share capital of Three Tuns Developments Limited.

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7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.22	31.5.21
	£	£
Bank loans and overdrafts	584,753	550,256
Trade creditors	69,136	758,813
Taxation and social security	190,961	190,292
Other creditors	4,780,225	3,674,825
	5,625,075	5,174,186

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

	31.5.22	31.5.21
	£	£
Bank loans	8,212,728	8,777,580