

**Unaudited Financial Statements**  
**for the Year Ended 31 May 2020**  
**for**  
**Saddlers Land and Property Limited**

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**for the Year Ended 31 May 2020**

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**Saddlers Land and Property Limited**

**Company Information**  
**for the Year Ended 31 May 2020**

**DIRECTOR:** S J Williams

**SECRETARY:**

**REGISTERED OFFICE:** 4a Front Street  
Sedgefield  
Stockton on Tees  
Cleveland  
TS21 3AT

**REGISTERED NUMBER:** 08525013 (England and Wales)

**Saddlers Land and Property Limited (Registered number: 08525013)**

**Balance Sheet**  
**31 May 2020**

	Notes	31.5.20 £	£	31.5.19 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		16,612,242		10,594,939
<b>CURRENT ASSETS</b>					
Debtors	5	313,106		247,075	
Investments	6	125,000		125,000	
Cash at bank and in hand		<u>137,844</u>		<u>1,070,666</u>	
		575,950		1,442,741	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>2,972,143</u>		<u>3,579,370</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(2,396,193)</u>		<u>(2,136,629)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			14,216,049		8,458,310
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<u>9,716,923</u>		<u>7,543,904</u>
<b>NET ASSETS</b>			<u>4,499,126</u>		<u>914,406</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			200		200
Retained earnings			<u>4,498,926</u>		<u>914,206</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>4,499,126</u>		<u>914,406</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- 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.

**Balance Sheet - continued**  
**31 May 2020**

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 21 February 2021 and were signed by:

S J Williams - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 May 2020**

**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 3 (2019 - 2).

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 May 2020**

4. **TANGIBLE FIXED ASSETS**

	<b>Land and buildings £</b>	<b>Plant and machinery etc £</b>	<b>Totals £</b>
<b>COST OR VALUATION</b>			
At 1 June 2019	10,018,354	646,447	10,664,801
Additions	2,566,556	440,781	3,007,337
Revaluations	3,052,111	-	3,052,111
At 31 May 2020	15,637,021	1,087,228	16,724,249
<b>DEPRECIATION</b>			
At 1 June 2019	-	69,862	69,862
Charge for year	-	42,145	42,145
At 31 May 2020	-	112,007	112,007
<b>NET BOOK VALUE</b>			
At 31 May 2020	15,637,021	975,221	16,612,242
At 31 May 2019	10,018,354	576,585	10,594,939

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 May 2020**

**4. TANGIBLE FIXED ASSETS - continued**

Cost or valuation at 31 May 2020 is represented by:

	<b>Land and buildings £</b>	<b>Plant and machinery etc £</b>	<b>Totals £</b>
Valuation in 2020	<b>15,697,021</b>	<b>1,027,228</b>	<b>16,724,249</b>

**\*\*TOTAL SHOWN ON CLIENT SCREEN - REVALUATION ANALYSIS - DOES NOT AGREE TO TOTAL OF FIXED ASSET 'COST' ACCOUNT HELD AT END OF YEAR IN RESPECT OF FREEHOLD PROPERTY**

**'COST' ACCOUNT TOTAL**

Cost/valuation b/f	10,018,354
Additions	2,566,556
Revaluations	<u>3,052,111</u>
	<b>15,637,021</b>

**CLIENT SCREEN TOTAL = 15,697,021**

**\*\*TOTAL SHOWN ON CLIENT SCREEN - REVALUATION ANALYSIS - DOES NOT AGREE TO TOTAL OF FIXED ASSET 'COST' ACCOUNT HELD AT END OF YEAR IN RESPECT OF FIXTURES AND FITTINGS**

**'COST' ACCOUNT TOTAL**

Cost/valuation b/f	646,447
Additions	<u>440,781</u>
	<b>1,087,228</b>

**CLIENT SCREEN TOTAL = 1,027,228**

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

	<b>31.5.20</b>	31.5.19
	<b>£</b>	<b>£</b>
Cost	<b>12,644,910</b>	-
Value of land in freehold land and buildings	<b><u>12,644,910</u></b>	<u>-</u>

Freehold land and buildings were valued on an open market basis on by Simon Williams .



**Notes to the Financial Statements - continued**  
**for the Year Ended 31 May 2020**

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

	<b>31.5.20</b>	<b>31.5.19</b>
	<b>£</b>	<b>£</b>
Trade debtors	<b>117,952</b>	51,921
Amounts owed by group undertakings	<b>195,154</b>	195,154
	<b><u>313,106</u></b>	<b><u>247,075</u></b>

**6. CURRENT ASSET INVESTMENTS**

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

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

	<b>31.5.20</b>	<b>31.5.19</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>496,870</b>	445,578
Taxation and social security	<b>105,261</b>	78,620
Other creditors	<b>2,370,012</b>	3,055,172
	<b><u>2,972,143</u></b>	<b><u>3,579,370</u></b>

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

	<b>31.5.20</b>	<b>31.5.19</b>
	<b>£</b>	<b>£</b>
Bank loans	<b><u>9,716,923</u></b>	<b><u>7,543,904</u></b>

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.