

**ABBREVIATED UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**  
**FOR**  
**CHEDD INVESTMENTS LIMITED**

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**FOR THE YEAR ENDED 31 DECEMBER 2015**

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**CHEDD INVESTMENTS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

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**DIRECTORS:**

J Cunningham  
A Hart  
B Edwards  
R Dray  
D Dighton

**SECRETARY:**

D Dighton

**REGISTERED OFFICE:**

Russell House  
140 High Street  
Edgware  
Middlesex  
HA8 7LW

**REGISTERED NUMBER:**

08874529 (England and Wales)

**ACCOUNTANTS:**

The Paris Partnership LLP  
Chartered Accountants  
Russell House  
140 High Street  
Edgware  
Middlesex  
HA8 7LW

**ABBREVIATED BALANCE SHEET**  
**31 DECEMBER 2015**

	Notes	2015 £	2014 £
<b>FIXED ASSETS</b>			
Investment property	2	1,427,250	1,427,250
<b>CURRENT ASSETS</b>			
Debtors		13,176	13,759
Cash at bank		112,326	263,914
		<u>125,502</u>	<u>277,673</u>
<b>CREDITORS</b>			
Amounts falling due within one year		<u>(344,919)</u>	<u>(439,053)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(219,417)</u>	<u>(161,380)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,207,833	1,265,870
<b>CREDITORS</b>			
Amounts falling due after more than one year	3	<u>(1,035,513)</u>	<u>(1,241,831)</u>
<b>NET ASSETS</b>		<u>172,320</u>	<u>24,039</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	4	100	100
Profit and loss account		172,220	23,939
<b>SHAREHOLDERS' FUNDS</b>		<u>172,320</u>	<u>24,039</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2015.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2015 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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 abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 14 April 2016 and were signed on its behalf by:

D Dighton - Director

A Hart - Director

**NOTES TO THE ABBREVIATED ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Exemption from preparing a cash flow statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

**Turnover**

Turnover represents rents receivable and lease premiums, excluding value added tax.

**Investment property**

In accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) no depreciation is provided in respect of freehold properties held as investments.

**2. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>COST OR VALUATION</b>	
At 1 January 2015	
and 31 December 2015	<b>1,427,250</b>
<b>NET BOOK VALUE</b>	
At 31 December 2015	<b>1,427,250</b>
At 31 December 2014	<b>1,427,250</b>

**3. CREDITORS**

Creditors include the following debts falling due in more than five years:

	<b>2015 £</b>	<b>2014 £</b>
Repayable by instalments	<b>600,871</b>	<b>695,908</b>

**4. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	<b>2015 £</b>	<b>2014 £</b>
1,000	Ordinary	£0.10	<b>100</b>	<b>100</b>

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**CHEDD INVESTMENTS LIMITED**

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**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to three) have been prepared.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of CHEDD Investments Limited for the year ended 31 December 2015 which comprise the Profit and Loss Account, the Balance Sheet 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 (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the Board of Directors of CHEDD Investments Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of CHEDD Investments Limited and state those matters that we have agreed to state to the Board of Directors of CHEDD Investments Limited, as a body, in this report in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that CHEDD Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of CHEDD Investments Limited. You consider that CHEDD Investments Limited 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 financial statements of CHEDD Investments Limited. 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 financial statements.

The Paris Partnership LLP  
Chartered Accountants  
Russell House  
140 High Street  
Edgware  
Middlesex  
HA8 7LW

29 April 2016

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.