

**Company Number: 09653616**

**WESTCOUNTRY LAND (UNION CORNER) LIMITED**

**REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**



# **WESTCOUNTRY LAND (UNION CORNER) LIMITED**

**Company Number: 09653616**

## **REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**

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# **WESTCOUNTRY LAND (UNION CORNER) LIMITED**

**Company Number: 09653616**

## **REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**

### **Company information**

#### **Directors**

C J Burton

D J Taylor

#### **Registered number**

09653616

#### **Registered office**

Barratt House

Cartwright Way

Forest Business Park

Bardon Hill

Coalville

Leicestershire

LE67 1UF

# **WESTCOUNTRY LAND (UNION CORNER) LIMITED**

**Company Number: 09653616**

## **REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**

### **DIRECTORS' REPORT**

The Directors present their annual report together with the unaudited financial statements of Westcountry land (Union Corner) Limited (the 'Company') for the year ended 30 June 2019.

The Directors' Report has been prepared in accordance with the special provisions applicable to companies applying the small company exemption. The Company is exempt under s414B of the Companies Act 2006 from the requirements to produce a strategic report.

#### **Business review**

The Company has been dormant, as defined in Section 1169 of the Companies Act 2006, throughout the current and prior financial year. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the Company.

#### **Directors**

The Directors who served during the year and up to the date of this report, were:

C J Burton  
D J Taylor

#### **Directors' indemnities**

Following shareholder approval in January 2006, Barratt Developments PLC has provided an indemnity to Barratt Group Directors of all Group companies, including Westcountry land (Union Corner) Limited from the date of its acquisition by BDW Trading Limited in December 2016, against all liability arising in respect of any act or omission in their duties. This is a qualifying indemnity provision for the purposes of Section 234 of the Companies Act 2006.

This report was approved by the board on 18 February 2020 and signed on their behalf by:



**C J Burton**  
Director

# WESTCOUNTRY LAND (UNION CORNER) LIMITED

Company Number: 09653616

## REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019

### STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2019

|                             | Notes | 2019<br>£ | 2018<br>£ |
|-----------------------------|-------|-----------|-----------|
| <b>Current assets</b>       |       |           |           |
| Cash at bank and in hand    | 3     | 2         | 2         |
| <b>Net assets</b>           |       | <u>2</u>  | <u>2</u>  |
| <b>Capital and reserves</b> |       |           |           |
| Called up share capital     | 4     | 2         | 2         |
| <b>Shareholder's funds</b>  |       | <u>2</u>  | <u>2</u>  |

The accompanying notes form part of these financial statements.

The Company did not trade during the year or the prior period and has made neither profit nor loss, nor any other recognised gain or loss.

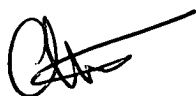
For the year ended 30 June 2019 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

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

The members have not required the Company to obtain an audit of its accounts for the year in accordance with section 476 of the Companies Act 2006.

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

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 18 February 2020.



**C J Burton**  
Director

# **WESTCOUNTRY LAND (UNION CORNER) LIMITED**

**Company Number: 09653616**

## **REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**

### **STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2019**

|                                | <b>Called-up<br/>share capital<br/>£</b> | <b>Total<br/>£</b> |
|--------------------------------|--|--------------------|
| <b>Balance at 1 July 2017</b>  | <b>2</b>                                 | <b>2</b>           |
| <b>Balance at 30 June 2018</b> | <b>2</b>                                 | <b>2</b>           |
| <b>Balance at 30 June 2019</b> | <b>2</b>                                 | <b>2</b>           |

The accompanying notes form part of these financial statements.

# WESTCOUNTRY LAND (UNION CORNER) LIMITED

Company Number: 09653616

## REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019

### 1. Accounting policies

#### General information and basis of preparation of financial statements

West Country Land (Union Corner) Limited, a private company limited by shares, is incorporated in the UK and registered in England and Wales. The address of its registered office is Barratt House Cartwright Way, Forest Business Park Bardon Hill, Coalville, Leicestershire, United Kingdom, LE67 1UF.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies. The Directors have made no individual judgements or estimations that have a significant impact upon the Financial Statements.

The functional currency of the company is pounds sterling because that is the currency of the primary economic environment in which the company operates.

The Company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- o the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- o the requirements of Section 7 Statement of Cash Flows;
- o the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- o the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Barratt Developments PLC as at 30 June 2019 and these financial statements may be obtained from [www.barrattdevelopments.co.uk](http://www.barrattdevelopments.co.uk).

### 2. Information regarding Directors and employees

The Directors received no separate emoluments for their services to the Company during the year or the prior period and the Company had no employees in the year or in the prior period.

### 3. Cash and cash equivalents

|                          | 2019<br>£ | 2018<br>£ |
|--------------------------|-----------|-----------|
| Cash at bank and in hand | <u>2</u>  | <u>2</u>  |

### 4. Share capital

|   | 2019<br>£ | 2018<br>£ |
|---|-----------|-----------|
| Allotted, called up and fully paid<br>2 (2018: 2) ordinary share of £1 each | <u>2</u>  | <u>2</u>  |

# **WESTCOUNTRY LAND (UNION CORNER) LIMITED**

**Company Number: 09653616**

## **REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**

### **5. Ultimate parent undertaking and controlling party**

The Directors regard Barratt Developments PLC, a company incorporated in the UK and registered in England and Wales, as the ultimate parent company and controlling party. Barratt Developments PLC is the parent of the smallest and largest group of undertakings to consolidate these financial statements at 30 June 2019. The consolidated financial statements of Barratt Developments PLC are available from Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF or its website at [www.barrattdevelopments.co.uk](http://www.barrattdevelopments.co.uk).

The immediate parent is BDW Trading Limited, a company incorporated in the UK and registered in England and Wales, with its registered office at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF.