

**BAYLIS PROPERTY LIMITED**  
**UNAUDITED**  
**FINANCIAL STATEMENTS**  
**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 AUGUST 2021**

**BAYLIS PROPERTY LIMITED**  
**REGISTERED NUMBER: 10349189**

**BALANCE SHEET**  
**AS AT 31 AUGUST 2021**

	Note	2021	2020
<b>Fixed assets</b>			
Tangible assets	4	16,860	20,613
Investment property	5	7,600,348	7,575,442
		7,617,208	7,596,055
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	7,400	13,194
Cash at bank and in hand	7	206,865	162,154
		214,265	175,348
Creditors: amounts falling due within one year	8	(288,720)	(142,883)
		(74,455)	32,465
<b>Net current (liabilities)/assets</b>		<b>(74,455)</b>	<b>32,465</b>
<b>Total assets less current liabilities</b>		<b>7,542,753</b>	<b>7,628,520</b>
Creditors: amounts falling due after more than one year	9	(3,118,110)	(3,277,514)
<b>Provisions for liabilities</b>			
Deferred tax	11	(102,714)	(73,644)
		(102,714)	(73,644)
<b>Net assets</b>		<b>£ 4,321,929</b>	<b>£ 4,277,362</b>
<b>Capital and reserves</b>			
Called up share capital	12	3,399,505	3,399,505
Other reserves	13	581,928	581,928
Profit and loss account	13	340,496	295,929
		<b>£ 4,321,929</b>	<b>£ 4,277,362</b>

**BAYLIS PROPERTY LIMITED**  
**REGISTERED NUMBER: 10349189**

**BALANCE SHEET (CONTINUED)**  
**AS AT 31 AUGUST 2021**

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question 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 financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 21 April 2022.

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**T Baylis**  
Director

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**S Baylis**  
Director

The notes on pages 3 to 10 form part of these financial statements.

## BAYLIS PROPERTY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2021

#### 1. General information

Baylis Property Limited is a private company limited by shares and is incorporated in England and Wales. The company registration number is 10349189 and the registered office of the company is Henwood House, Henwood, Ashford, Kent, TN24 8DH. The principal place of business is Colt Farm, Ashford, Kent, TN26 2EQ

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

##### 2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

###### Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

##### 2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

## BAYLIS PROPERTY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2021

#### 2. Accounting policies (continued)

##### 2.3 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on the following basis.

Depreciation is provided on the following basis:

Plant and machinery	-	25%	reducing balance basis
Motor vehicles	-	25%	reducing balance basis
Office equipment	-	20%	straight line basis

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

##### 2.4 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

##### 2.5 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

##### 2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

##### 2.7 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021

**2. Accounting policies (continued)**

**2.8 Creditors**

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.9 Government grants**

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of income and retained earnings in the same period as the related expenditure.

**2.10 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.11 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**2.12 Pensions**

**Defined contribution pension plan**

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

**2.13 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**2.14 Borrowing costs**

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021

2. Accounting policies (continued)

2.15 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

2.16 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Employees

The average monthly number of employees, including directors, during the year was 9 (2020 - 10).

BAYLIS PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021

4. Tangible fixed assets

	Plant and machinery	Motor vehicles	Office equipment	Total
<b>Cost or valuation</b>				
At 1 September 2020	6,208	32,140	4,807	43,155
Additions	393	-	1,294	1,687
At 31 August 2021	<u>6,601</u>	<u>32,140</u>	<u>6,101</u>	<u>44,842</u>
<b>Depreciation</b>				
At 1 September 2020	4,190	16,733	1,619	22,542
Charge for the year on owned assets	522	3,852	1,066	5,440
At 31 August 2021	<u>4,712</u>	<u>20,585</u>	<u>2,685</u>	<u>27,982</u>
<b>Net book value</b>				
At 31 August 2021	<u>£ 1,889</u>	<u>£ 11,555</u>	<u>£ 3,416</u>	<u>£ 16,860</u>
<b>At 31 August 2020</b>	<u>£ 2,018</u>	<u>£ 15,407</u>	<u>£ 3,188</u>	<u>£ 20,613</u>

5. Investment property

	Freehold investment property
<b>Valuation</b>	
At 1 September 2020	7,575,442
Additions at cost	24,906
<b>At 31 August 2021</b>	<u><u>7,600,348</u></u>

The 2021 valuations were made by the directors, on an open market value for existing use basis.

**BAYLIS PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021**

**6. Debtors**

	2021	2020
Other debtors	-	4,784
Prepayments and accrued income	7,400	8,410
	£ 7,400	£ 13,194
	£ 7,400	£ 13,194

**7. Cash and cash equivalents**

	2021	2020
Cash at bank and in hand	206,866	162,154
	£ 206,866	£ 162,154
	£ 206,866	£ 162,154

**8. Creditors: Amounts falling due within one year**

	2021	2020
Bank loans	159,398	4,363
Trade creditors	5,640	12,281
Corporation tax	47,269	50,025
Other taxation and social security	1,150	909
Other creditors	39,041	37,815
Accruals and deferred income	36,222	37,490
	£ 288,720	£ 142,883
	£ 288,720	£ 142,883

**9. Creditors: Amounts falling due after more than one year**

	2021	2020
Bank loans	3,118,110	3,277,514
	£ 3,118,110	£ 3,277,514
	£ 3,118,110	£ 3,277,514

**BAYLIS PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
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**10. Loans**

Analysis of the maturity of loans is given below:

	2021	2020
<b>Amounts falling due within one year</b>		
Bank loans	159,398	4,363
	<u>159,398</u>	<u>4,363</u>
<b>Amounts falling due 1-2 years</b>		
Bank loans	9,433	154,398
	<u>9,433</u>	<u>154,398</u>
<b>Amounts falling due 2-5 years</b>		
Bank loans	28,515	13,408
	<u>28,515</u>	<u>13,408</u>
<b>Amounts falling due after more than 5 years</b>		
Bank loans	3,080,162	3,109,708
	<u>3,080,162</u>	<u>3,109,708</u>
	<u>£ 3,277,508</u>	<u>£ 3,281,877</u>

**11. Deferred taxation**

	2021	2020
At beginning of year	(73,644)	(73,644)
Charged to profit or loss	(29,070)	-
<b>At end of year</b>	<u>£ (102,714)</u>	<u>£ (73,644)</u>

The provision for deferred taxation is made up as follows:

	2021	2020
Accelerated capital allowances	102,714	73,644
	<u>£ 102,714</u>	<u>£ 73,644</u>

BAYLIS PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
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12. Share capital

	2021	2020
<b>Allotted, called up and fully paid</b>		
1,359,802 Ordinary A shares of £1.00 each	1,359,802	1,359,802
2,039,703 Ordinary B shares of £1.00 each	2,039,703	2,039,703
	<u>                    </u>	<u>                    </u>
	<u>£ 3,399,505</u>	<u>£ 3,399,505</u>

13. Reserves

**Other reserves**

Other reserves represent non-distributable reserves arising on the fair value adjustments of the investment properties net of the associated deferred tax liability.

14. Pension commitments

Contributions totalling £227 (2020: £210) were payable to the fund at the balance sheet date and are included in creditors.

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.