

REGISTERED NUMBER: 10726878 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 18 APRIL 2017 TO 30 APRIL 2018
FOR
EWL PROPERTY LIMITED**

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FOR THE PERIOD 18 APRIL 2017 TO 30 APRIL 2018**

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EWL PROPERTY LIMITED
COMPANY INFORMATION
FOR THE PERIOD 18 APRIL 2017 TO 30 APRIL 2018

DIRECTOR: Ms S A Eyvindsson

REGISTERED OFFICE: Oak Tree Farm
Newbourne Road
Martlesham
Suffolk
IP12 4PR

REGISTERED NUMBER: 10726878 (England and Wales)

ACCOUNTANTS: LBCA Ltd
1 Waterside
Station Road
Harpden
Hertfordshire
AL5 4US

**BALANCE SHEET
30 APRIL 2018**

	Notes	£	£
FIXED ASSETS			
Investment property	4		168,491
CURRENT ASSETS			
Debtors	5	135	
Cash at bank and in hand		<u>138</u>	
		273	
CREDITORS			
Amounts falling due within one year	6	<u>166,955</u>	
NET CURRENT LIABILITIES			<u>(166,682)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,809
PROVISIONS FOR LIABILITIES			<u>1,275</u>
NET ASSETS			<u><u>534</u></u>
CAPITAL AND RESERVES			
Called up share capital			100
Retained earnings			<u>434</u>
			<u><u>534</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 April 2018.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 April 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 15 January 2019 and were signed by:

Ms S A Eyvindsson - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 18 APRIL 2017 TO 30 APRIL 2018**

1. STATUTORY INFORMATION

Ewl 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.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Deferred taxation is provided on these gains at the rate expected to apply with the property is sold.

Taxation

Taxation for the period 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 period 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 period was NIL.

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Additions	160,991
Revaluations	7,500
At 30 April 2018	<u>168,491</u>
NET BOOK VALUE	
At 30 April 2018	<u><u>168,491</u></u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 18 APRIL 2017 TO 30 APRIL 2018**

4. INVESTMENT PROPERTY - continued

Fair value at 30 April 2018 is represented by:

	£
Valuation in 2018	7,500
Cost	<u>160,991</u>
	<u>168,491</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other debtors	<u>135</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other creditors	<u>166,955</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

	£
Mortgage	<u>114,375</u>

An interest only mortgage was taken out in November 2017. The mortgage loan is secured by a charge over the property it relates to.

8. RELATED PARTY DISCLOSURES

Included within other creditors is an amount of £8,530 owed to the director.

9. POST BALANCE SHEET EVENTS

The company entered into a new interest only mortgage which was taken out after the year end. The mortgage loan is secured by a charge over the property it relates to.

EWL PROPERTY LIMITED

**REPORT OF THE ACCOUNTANTS TO THE DIRECTOR OF
EWL PROPERTY LIMITED**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the period ended 30 April 2018 set out on pages three to six and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

LBCA Ltd
1 Waterside
Station Road
Harpenden
Hertfordshire
AL5 4US

16 January 2019

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.