

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022  
FOR  
EWL PROPERTY LIMITED**

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FOR THE YEAR ENDED 30 APRIL 2022**

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**EWL PROPERTY LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 APRIL 2022**

**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  
Harpenden  
Hertfordshire  
AL5 4US

**BALANCE SHEET**  
**30 APRIL 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		2,584		3,507
Investment property	5		<u>243,491</u>		<u>218,491</u>
			246,075		221,998
<b>CURRENT ASSETS</b>					
Debtors	6	288		77	
Cash at bank and in hand		<u>1,574</u>		<u>4,145</u>	
		1,862		4,222	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>23,581</u>		<u>25,480</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(21,719)</u>		<u>(21,258)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			224,356		200,740
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(152,810)		(152,810)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(15,675)</u>		<u>(10,937)</u>
<b>NET ASSETS</b>			<u>55,871</u>		<u>36,993</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Retained earnings			<u>55,771</u>		<u>36,893</u>
			55,871		36,993

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2022 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
- (b) 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.

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 29 November 2022 and were signed by:

Ms S A Eyvindsson - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

**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 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.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Income is recognised when services have been supplied to customers.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 25% on cost and 25% on reducing balance

**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 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 NIL (2021 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 APRIL 2022

## 4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
<b>COST</b>	
At 1 May 2021	
and 30 April 2022	<u>8,416</u>
<b>DEPRECIATION</b>	
At 1 May 2021	4,909
Charge for year	<u>923</u>
At 30 April 2022	<u>5,832</u>
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>2,584</u>
At 30 April 2021	<u>3,507</u>

## 5. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 May 2021	218,491
Revaluations	<u>25,000</u>
At 30 April 2022	<u>243,491</u>
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>243,491</u>
At 30 April 2021	<u>218,491</u>

Fair value at 30 April 2022 is represented by:

	£
Valuation in 2018	7,500
Valuation in 2019	16,000
Valuation in 2020	10,000
Valuation in 2021	24,000
Valuation in 2002	25,000
Cost	<u>160,991</u>
	<u>243,491</u>

## 6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	<u>288</u>	<u>77</u>

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

	2022 £	2021 £
Trade creditors	-	(1)
Other creditors	<u>23,581</u>	<u>25,481</u>
	<u>23,581</u>	<u>25,480</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 APRIL 2022

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

	2022	2021
	£	£
Other creditors	<u>152,810</u>	<u>152,810</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>152,810</u>	<u>152,810</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	2022	2021
	£	£
Mortgage	<u>152,810</u>	<u>152,810</u>

An interest only mortgage was taken out in November 2018. The mortgage loan is secured by a charge over the property it relates to.

10. **RELATED PARTY DISCLOSURES**

Included within other creditors is an amount of £131 owed to the director (2021: £131)

**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 year ended 30 April 2022 set out on pages three to seven 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

1 December 2022



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.