

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2023
FOR
EWL PROPERTY LIMITED**

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FOR THE YEAR ENDED 30 APRIL 2023**

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EWL PROPERTY LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2023

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

EWL PROPERTY LIMITED (REGISTERED NUMBER: 10726878)

**BALANCE SHEET
30 APRIL 2023**

	Notes	2023 £	£	2022 £	£
FIXED ASSETS					
Tangible assets	4		1,938		2,584
Investment property	5		<u>363,885</u>		<u>243,491</u>
			365,823		246,075
CURRENT ASSETS					
Debtors	6	96		288	
Cash at bank and in hand		<u>2,070</u>		<u>1,574</u>	
		2,166		1,862	
CREDITORS					
Amounts falling due within one year	7	<u>61,666</u>		<u>23,581</u>	
NET CURRENT LIABILITIES			<u>(59,500)</u>		<u>(21,719)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			306,323		224,356
CREDITORS					
Amounts falling due after more than one year	8		(231,385)		(152,810)
PROVISIONS FOR LIABILITIES			<u>(16,993)</u>		<u>(15,675)</u>
NET ASSETS			<u>57,945</u>		<u>55,871</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>57,845</u>		<u>55,771</u>
			57,945		55,871

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2023 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 16 January 2024 and were signed by:

Ms S A Eyvindsson - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2023**

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 (2022 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2023

4. TANGIBLE FIXED ASSETS

Plant and
machinery
etc
£**COST**At 1 May 2022
and 30 April 20238,416**DEPRECIATION**

At 1 May 2022

5,832

Charge for year

646

At 30 April 2023

6,478**NET BOOK VALUE**

At 30 April 2023

1,938

At 30 April 2022

2,584

5. INVESTMENT PROPERTY

Total
£**FAIR VALUE**

At 1 May 2022

243,491

Additions

115,394

Revaluations

5,000

At 30 April 2023

363,885**NET BOOK VALUE**

At 30 April 2023

363,885

At 30 April 2022

243,491

Fair value at 30 April 2023 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 2022	25,000
Valuation in 2023	5,000
Cost	<u>276,385</u>
	<u><u>363,885</u></u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other debtors	<u>96</u>	<u>288</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other creditors	<u>61,666</u>	<u>23,581</u>

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

	2023	2022
	£	£
Other creditors	<u>231,385</u>	<u>152,810</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2023

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

	2023 £	2022 £
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>231,385</u>	<u>152,810</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	2023 £	2022 £
Mortgage	<u>231,385</u>	<u>152,810</u>

The mortgages are secured by charges over the properties they relates to.

10. RELATED PARTY DISCLOSURES

Included within other creditors is an amount of £38,131 owed to the director (2022: £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 2023 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

23 January 2024

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.