

**Unaudited Financial Statements**  
**for the Year Ended 31 December 2021**  
**for**  
**A & J Investments (Scotland) Ltd.**

**Contents of the Financial Statements  
for the Year Ended 31 December 2021**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**A & J Investments (Scotland) Ltd.**

**Company Information  
for the Year Ended 31 December 2021**

**DIRECTORS:**

Mr A Gardiner  
Mrs J M Gardiner

**REGISTERED OFFICE:**

Ruach  
Inverurie  
Peterhead  
Aberdeenshire  
AB42 3DE

**REGISTERED NUMBER:**

SC260180 (Scotland)

**ACCOUNTANTS:**

SBP  
Accountants  
Glebefield House  
21 Links Terrace  
Peterhead  
Aberdeenshire  
AB42 2XA

**A & J Investments (Scotland) Ltd. (Registered number: SC260180)**

**Balance Sheet  
31 December 2021**

	Notes	31.12.21 £	£	31.12.20 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		5,167		13,446
Investment property	5		<u>5,041,782</u>		<u>5,120,844</u>
			<b>5,046,949</b>		<b>5,134,290</b>
<b>CURRENT ASSETS</b>					
Debtors	6	12,907		26,109	
Cash at bank		<u>100,730</u>		<u>176,451</u>	
		<b>113,637</b>		<b>202,560</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>262,536</u>		<u>248,776</u>	
<b>NET CURRENT LIABILITIES</b>			<b>(148,899)</b>		<b>(46,216)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>4,898,050</b>		<b>5,088,074</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<b>(1,984,576)</b>		<b>(2,019,504)</b>
<b>PROVISIONS FOR LIABILITIES</b>			<b>(160,593)</b>		<b>(230,674)</b>
<b>NET ASSETS</b>			<b><u>2,752,881</u></b>		<b><u>2,837,896</u></b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			2		2
Fair Value Reserve	9	1,466,684		1,509,096	
Retained earnings	9	<u>1,286,195</u>		<u>1,328,798</u>	
<b>SHAREHOLDERS' FUNDS</b>			<b><u>2,752,881</u></b>		<b><u>2,837,896</u></b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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.

**Balance Sheet - continued**  
**31 December 2021**

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 Board of Directors and authorised for issue on 23 May 2022 and were signed on its behalf by:

Mr A Gardiner - Director

**Notes to the Financial Statements  
for the Year Ended 31 December 2021**

**1. STATUTORY INFORMATION**

A & J Investments (Scotland) Ltd. is a private company, limited by shares, registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

**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.

**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	- 20% on reducing balance
Fixtures and fittings	- 20% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on cost

**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.

**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 (2020 - NIL).

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2021

## 4. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>COST</b>					
At 1 January 2021	4,930	45,367	10,000	4,288	64,585
Additions	1,178	-	-	-	1,178
Disposals	-	-	(10,000)	-	(10,000)
At 31 December 2021	<u>6,108</u>	<u>45,367</u>	<u>-</u>	<u>4,288</u>	<u>55,763</u>
<b>DEPRECIATION</b>					
At 1 January 2021	2,737	42,643	2,500	3,259	51,139
Charge for year	677	545	-	735	1,957
Eliminated on disposal	-	-	(2,500)	-	(2,500)
At 31 December 2021	<u>3,414</u>	<u>43,188</u>	<u>-</u>	<u>3,994</u>	<u>50,596</u>
<b>NET BOOK VALUE</b>					
At 31 December 2021	<u>2,694</u>	<u>2,179</u>	<u>-</u>	<u>294</u>	<u>5,167</u>
At 31 December 2020	<u>2,193</u>	<u>2,724</u>	<u>7,500</u>	<u>1,029</u>	<u>13,446</u>

Tangible fixed assets are included at cost less depreciation and impairment. The residual value is reassessed at the end of each accounting period.

## 5. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 January 2021	5,120,844
Additions	147,427
Revaluations	(226,489)
At 31 December 2021	<u>5,041,782</u>
<b>NET BOOK VALUE</b>	
At 31 December 2021	<u>5,041,782</u>
At 31 December 2020	<u>5,120,844</u>

The investment properties were valued at fair value on 31 December 2021 by the company directors. Gains or losses are recognised in the statement of income and retained earnings. Deferred taxation is provided at the rate expected to apply when the investment properties are sold.

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2021

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

	31.12.21	31.12.20
	£	£
Trade debtors	-	920
Amounts owed by associates	11,407	-
Other debtors	1,500	25,189
	<u>12,907</u>	<u>26,109</u>

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

	31.12.21	31.12.20
	£	£
Bank loans and overdrafts	100,985	84,482
Trade creditors	-	5,442
Taxation and social security	28,432	38,724
Other creditors	133,119	120,128
	<u>262,536</u>	<u>248,776</u>

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

	31.12.21	31.12.20
	£	£
Bank loans	<u>1,984,576</u>	<u>2,019,504</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>143,420</u>	<u>143,420</u>

Repayable by instalments		
Bank loans more 5 yr by instal	<u>727,938</u>	<u>825,208</u>

9. **RESERVES**

	Retained earnings £	Fair Value Reserve £	Totals £
At 1 January 2021	1,328,798	1,509,096	2,837,894
Deficit for the year	(44,015)	-	(44,015)
Dividends	(41,000)	-	(41,000)
Transfer	42,412	(42,412)	-
At 31 December 2021	<u>1,286,195</u>	<u>1,466,684</u>	<u>2,752,879</u>

10. **RELATED PARTY DISCLOSURES**

During the year, total dividends of £41,000 were paid to the directors .



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.