

**REGISTERED NUMBER: 01048806 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019  
FOR  
ARLESVILLE ESTATES LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2019**

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**ARLESVILLE ESTATES LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

<b>DIRECTORS:</b>	U Ellinson A Z Ellinson
<b>SECRETARY:</b>	U Ellinson
<b>REGISTERED OFFICE:</b>	Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ
<b>REGISTERED NUMBER:</b>	01048806 (England and Wales)
<b>ACCOUNTANTS:</b>	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ
<b>BANKERS:</b>	HSBC Bank plc 110 Grey Street Newcastle upon Tyne Tyne and Wear NE1 6JG
<b>SOLICITORS:</b>	Bude Nathan Iwanier 1-2 Temple Fortune Parade Bridge Lane London NW11 0QN

**ARLESVILLE ESTATES LIMITED (REGISTERED NUMBER: 01048806)**

**BALANCE SHEET  
30 SEPTEMBER 2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Tangible assets	5		213,719		220,968
Investments	6		-		-
Investment property	7		38,125,172		38,125,172
			<u>38,338,891</u>		<u>38,346,140</u>
<b>CURRENT ASSETS</b>					
Debtors	8	1,112,246		799,043	
Cash at bank		<u>3,803,022</u>		<u>3,021,424</u>	
		4,915,268		3,820,467	
<b>CREDITORS</b>					
Amounts falling due within one year	9	<u>2,464,120</u>		<u>2,450,773</u>	
<b>NET CURRENT ASSETS</b>			<u>2,451,148</u>		<u>1,369,694</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>40,790,039</u>		<u>39,715,834</u>
<b>PROVISIONS FOR LIABILITIES</b>	11		<u>1,866,203</u>		<u>1,866,203</u>
<b>NET ASSETS</b>			<u>38,923,836</u>		<u>37,849,631</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	12		300		300
Retained earnings			<u>38,923,536</u>		<u>37,849,331</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>38,923,836</u>		<u>37,849,631</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2019 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 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)

**BALANCE SHEET - continued**  
**30 SEPTEMBER 2019**

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 15 June 2020 and were signed on its behalf by:

U Ellinson - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**1. STATUTORY INFORMATION**

Arlesville Estates 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 (£).

The financial statements are rounded to the nearest £1.

The company's place of business can be found on the Company Information page.

**2. STATEMENT OF COMPLIANCE**

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.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Preparation of consolidated financial statements**

The financial statements contain information about Arlesville Estates Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

**Turnover**

Turnover represents rents receivable in accordance with the underlying property leases and exclusive of Value Added Tax where there are options to tax on properties.

**Tangible fixed assets**

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

Freehold property	- 2% on cost
Fixtures and fittings	- 15% 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.

The methods and significant assumptions used to ascertain the fair value of £38,125,172 and fair value movement of £Nil included in the profit/loss for the year are as follows:

The investment property has been valued at fair value based on estimates by the directors

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**3. ACCOUNTING POLICIES - continued**

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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 taxation**

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.

**Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to the profit and loss account as incurred.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**Debtors and creditors receivable/payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

**Impairment of assets**

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

**Provisions**

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

**4. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2018 - 1) .

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2019

## 5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
<b>COST</b>			
At 1 October 2018 and 30 September 2019	<u>291,468</u>	<u>88,559</u>	<u>380,027</u>
<b>DEPRECIATION</b>			
At 1 October 2018	79,879	79,180	159,059
Charge for year	<u>5,846</u>	<u>1,403</u>	<u>7,249</u>
At 30 September 2019	<u>85,725</u>	<u>80,583</u>	<u>166,308</u>
<b>NET BOOK VALUE</b>			
At 30 September 2019	<u>205,743</u>	<u>7,976</u>	<u>213,719</u>
At 30 September 2018	<u>211,589</u>	<u>9,379</u>	<u>220,968</u>

## 6. FIXED ASSET INVESTMENTS

The company's investments at the Balance Sheet date in the share capital of companies include the following:

**Ellinson Estates Limited**

Registered office: England and Wales

Nature of business: Nominee agent for collection of rents

	% holding		
Class of shares:			
Ordinary	100.00	<b>31.12.17</b>	31.12.16
		<b>£</b>	<b>£</b>
Aggregate capital and reserves		<u><b>100</b></u>	<u><b>100</b></u>

The company acquired 100% of the share capital for £Nil consideration.

## 7. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 October 2018 and 30 September 2019	<u><b>38,125,172</b></u>
<b>NET BOOK VALUE</b>	
At 30 September 2019	<u><b>38,125,172</b></u>
At 30 September 2018	<u><b>38,125,172</b></u>



NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2019

## 7. INVESTMENT PROPERTY - continued

Fair value at 30 September 2019 is represented by:

	£
Valuation in 2017	18,400,070
Cost	19,725,102
	<u>38,125,172</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2019 £	2018 £
Cost	<u>19,725,102</u>	<u>19,725,102</u>

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

	2019 £	2018 £
Rent debtors	8,321	9,785
Amounts owed by group undertakings	93,354	93,390
Other debtors	5,000	5,000
Amounts owed by related undertakings	978,505	670,703
Prepayments and accrued income	27,066	20,165
	<u>1,112,246</u>	<u>799,043</u>

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

	2019 £	2018 £
Rents in advance	271,718	243,090
Trade creditors	17,358	18,571
Corporation tax	148,452	158,939
Social security and other taxes	21,276	21,101
Other creditors	106,417	111,215
Amounts owed to related undertakings	1,891,386	1,891,381
Accrued expenses	7,513	6,476
	<u>2,464,120</u>	<u>2,450,773</u>

## 10. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2019 £	2018 £
Within one year	300	300
Between one and five years	1,200	1,200
In more than five years	25,475	25,775
	<u>26,975</u>	<u>27,275</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2019

## 11. PROVISIONS FOR LIABILITIES

	2019 £	2018 £
Deferred tax		
Revaluation of investment property	<u>1,866,203</u>	<u>1,866,203</u>
		<b>Deferred tax</b>
		<b>£</b>
Balance at 1 October 2018		<u>1,866,203</u>
Balance at 30 September 2019		<u>1,866,203</u>

## 12. CALLED UP SHARE CAPITAL

Allotted and issued:				
Number:	Class:	Nominal value:	2019 £	2018 £
300	Ordinary	£1	<u>300</u>	<u>300</u>

## 13. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**Entities with control, joint control or significant influence over the entity**

	2019 £	2018 £
Amount due from related party	<u>93,354</u>	<u>93,390</u>

**Other related parties (in the aggregate)**

	2019 £	2018 £
Amount due from related party	978,505	670,703
Amount due to related party	<u>1,891,386</u>	<u>1,891,381</u>

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.