

Unaudited Financial Statements
for the Year Ended 31 December 2020
for
WEATHERVANE ESTATES LIMITED

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for the Year Ended 31 December 2020**

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WEATHERVANE ESTATES LIMITED

**Company Information
for the Year Ended 31 December 2020**

DIRECTORS:

R W Billis
Ms F M W Purdie

SECRETARY:

J Roddison

REGISTERED OFFICE:

The Old Workshop
1 Ecclesall Road South
Sheffield
S11 9PA

REGISTERED NUMBER:

03452034 (England and Wales)

ACCOUNTANTS:

Brown McLeod Ltd
Chartered Accountants
The Old Workshop
1 Ecclesall Road South
Sheffield
S11 9PA

WEATHERVANE ESTATES LIMITED (REGISTERED NUMBER: 03452034)

**Balance Sheet
31 December 2020**

	Notes	31.12.20 £	£	31.12.19 £	£
FIXED ASSETS					
Tangible assets	4		794,946		795,132
Investments	5		<u>1</u>		<u>1</u>
			794,947		795,133
CURRENT ASSETS					
Debtors	6	158,171		149,783	
Cash at bank		<u>20,950</u>		<u>13,887</u>	
		179,121		163,670	
CREDITORS					
Amounts falling due within one year	7	<u>13,017</u>		<u>12,575</u>	
NET CURRENT ASSETS			166,104		151,095
TOTAL ASSETS LESS CURRENT LIABILITIES			961,051		946,228
CREDITORS					
Amounts falling due after more than one year	8		(337,138)		(343,038)
PROVISIONS FOR LIABILITIES			<u>(1,616)</u>		<u>(1,651)</u>
NET ASSETS			622,297		601,539
CAPITAL AND RESERVES					
Called up share capital			1,001		1,001
Retained earnings			<u>621,296</u>		<u>600,538</u>
SHAREHOLDERS' FUNDS			622,297		601,539

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- 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.

Balance Sheet - continued
31 December 2020

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 17 August 2021 and were signed on its behalf by:

R W Billis - Director

**Notes to the Financial Statements
for the Year Ended 31 December 2020**

1. STATUTORY INFORMATION

Weathervane 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.

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 represents sales of properties and rents receivable, excluding value added tax.

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	- Nil depreciation
Computer equipment	- 25% on reducing balance

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 (2019 - NIL).

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

4. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST OR VALUATION			
At 1 January 2020 and 31 December 2020	<u>794,387</u>	<u>1,325</u>	<u>795,712</u>
DEPRECIATION			
At 1 January 2020	-	580	580
Charge for year	-	186	186
At 31 December 2020	-	<u>766</u>	<u>766</u>
NET BOOK VALUE			
At 31 December 2020	<u>794,387</u>	<u>559</u>	<u>794,946</u>
At 31 December 2019	<u>794,387</u>	<u>745</u>	<u>795,132</u>

Cost or valuation at 31 December 2020 is represented by:

	Land and buildings £
Valuation in 2006	120,639
Cost	<u>673,748</u>
	<u>794,387</u>

If freehold land and buildings had not been revalued they would have been included at the following historical cost:

	31.12.20 £	31.12.19 £
Cost	<u>673,748</u>	<u>673,748</u>

Freehold land and buildings were valued on an open market basis on 31 December 2020 by the directors .

5. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 January 2020 and 31 December 2020	<u>1</u>
NET BOOK VALUE	
At 31 December 2020	<u>1</u>
At 31 December 2019	<u>1</u>

WEATHERVANE ESTATES LIMITED (REGISTERED NUMBER: 03452034)

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19
	£	£
Trade debtors	388	-
Other debtors	157,783	149,783
	<u>158,171</u>	<u>149,783</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19
	£	£
Bank loans and overdrafts	5,900	5,900
Taxation and social security	4,904	4,462
Other creditors	2,213	2,213
	<u>13,017</u>	<u>12,575</u>

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

	31.12.20	31.12.19
	£	£
Bank loans	<u>337,138</u>	<u>343,038</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>118,738</u>	<u>118,738</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.20	31.12.19
	£	£
Bank loans	<u>343,038</u>	<u>348,938</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.