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**ABBAY VIEW ESTATES LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 30 NOVEMBER 2022**

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**ABBHEY VIEW ESTATES LIMITED**

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**ABBAY VIEW ESTATES LIMITED**  
**REGISTERED NUMBER: 04020409**

**BALANCE SHEET**  
**AS AT 30 NOVEMBER 2022**

	Note	2022 £	2022 £	2021 £	2021 £
<b>Current assets</b>					
Debtors: amounts falling due within one year	4	476,877		409,385	
Cash at bank and in hand	5	288,451		289,586	
		<u>765,328</u>		<u>698,971</u>	
Creditors: amounts falling due within one year	6	(37,036)		(46,545)	
<b>Net current assets</b>			<b>728,292</b>		<b>652,426</b>
<b>Total assets less current liabilities</b>			<b>728,292</b>		<b>652,426</b>
<b>Net assets</b>			<b>728,292</b>		<b>652,426</b>
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss account	7		728,192		652,326
			<u>728,292</u>		<u>652,426</u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 13 July 2023.

**D G Matthey**  
Director

The notes on pages 2 to 4 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2022

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**1. General information**

Abbey View Estates Limited is a private company, limited by shares and incorporated in England and Wales, United Kingdom, with a registration number 04020409. The address of the registered office is Lawrence House, Goodwyn Avenue, Mill Hill, London, NW7 3RH. The principal activity of the company is that of property investment.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue represents the amounts received in respect of lease extensions and freehold sales.

**2.3 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**2.4 Stocks**

Unsold properties held for resale are stated at the lower of cost and net realisable value. Cost includes all ancillary expenses of the purchase. Sums received for lease period extensions are deducted from the original cost where the company owns the relevant freehold reversions. The value of the freehold properties carried forward is nil and the sums received from lease extensions and freehold sales are credited directly to the profit and loss account.

**2.5 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.6 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

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ABBAY VIEW ESTATES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
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2. Accounting policies (continued)

2.7 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2021 - 2).

4. Debtors

	2022 £	2021 £
Amounts owed by group undertakings	60,000	-
Other debtors	416,877	409,385
	<u>476,877</u>	<u>409,385</u>

5. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	288,451	289,586
	<u>288,451</u>	<u>289,586</u>

6. Creditors: Amounts falling due within one year

	2022 £	2021 £
Corporation tax	34,216	43,725
Accruals and deferred income	2,820	2,820
	<u>37,036</u>	<u>46,545</u>

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ABBAY VIEW ESTATES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2022

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7. Reserves

Profit & loss account

The profit and loss account represents cumulative distributable profits and losses net of dividends and other adjustments.

8. Related party transactions

At the year end, the following balances were due from/(to) related parties:

	Loans due from/(to) at 30/11/2022 £	2022	Loan balance received during the year £	Loans due from/(to) at 30/11/2021 £
Entities with control, joint control or significant influence	60,000	-	-	-
	<u>60,000</u>	<u>-</u>	<u>-</u>	<u>-</u>

9. Controlling party

The ultimate parent company is Winsyl Investments Limited, a company incorporated in England and Wales.

The ultimate controlling party is S Matthey by virtue of his shareholding in the parent undertaking.

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.