

**REGISTERED NUMBER: 06703104 (England and Wales)**

**Financial Statements for the Year Ended 31 December 2016**

**for**

**Stapleford Property Investments Limited**

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**for the Year Ended 31 December 2016**

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**Stapleford Property Investments Limited**

**Company Information**  
**for the Year Ended 31 December 2016**

**DIRECTORS:**

N R Searle  
R J Searle  
Mrs C A Searle  
Mrs N Conroy

**SECRETARY:**

Mrs N Conroy

**REGISTERED OFFICE:**

Gautam House  
1-3 Shenley Avenue  
Ruislip Manor  
Middlesex  
HA4 6BP

**REGISTERED NUMBER:**

06703104 (England and Wales)

**AUDITORS:**

Koshal Associates  
Gautam House  
1-3 Shenley Avenue  
Ruislip Manor  
Middlesex  
HA4 6BP

**Stapleford Property Investments Limited (Registered number: 06703104)**

**Balance Sheet**  
**31 December 2016**

	Notes	31.12.16 £	31.12.15 £
<b>CURRENT ASSETS</b>			
Stocks		4,082,737	1,675,000
Debtors	3	137,789	186,792
Cash at bank		202,573	2,703
		<u>4,423,099</u>	<u>1,864,495</u>
<b>CREDITORS</b>			
Amounts falling due within one year	4	<u>1,613,988</u>	<u>1,571,345</u>
<b>NET CURRENT ASSETS</b>		<u>2,809,111</u>	<u>293,150</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,809,111	293,150
<b>CREDITORS</b>			
Amounts falling due after more than one year	5	<u>2,500,000</u>	<u>-</u>
<b>NET ASSETS</b>		<u>309,111</u>	<u>293,150</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		100	100
Retained earnings		<u>309,011</u>	<u>293,050</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>309,111</u>	<u>293,150</u>

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 27 September 2017 and were signed on its behalf by:

N R Searle - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 December 2016**

**1. STATUTORY INFORMATION**

Stapleford Property Investments 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

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

	31.12.16	31.12.15
	£	£
Trade debtors	-	52,500
Amounts owed by group undertakings	133,292	134,292
Prepayments	4,497	-
	<u>137,789</u>	<u>186,792</u>

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

	31.12.16	31.12.15
	£	£
Trade creditors	21,991	3,099
Amounts owed to group undertakings	1,426,246	1,411,333
Tax	3,990	-
VAT	3,152	3,554
Stapleford Managements Limited	74,359	70,109
Rent Deposits	37,500	37,500
Accrued Income	43,750	43,750
Accrued expenses	3,000	2,000
	<u>1,613,988</u>	<u>1,571,345</u>

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

	31.12.16	31.12.15
	£	£
Santander Loan	<u>2,500,000</u>	<u>-</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2016**

**6. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

Deepak Koshal (Senior Statutory Auditor)  
for and on behalf of Koshal Associates

**7. RELATED PARTY DISCLOSURES**

Amounts in respect of Group Undertakings in notes 4 and 5 are all amounts owing to and from subsidiaries of Stapleford Commercial Group Limited. All subsidiaries are 80% subsidiaries.

**Amounts owed to Group Undertakings:**

Stapleford Commercial Group Limited - £1,310,029 (2015 - £1,310,029)  
Stapleford Frog Island Limited - £45,500 (2015 - £45,500)  
Stapleford Frog Island (Rainham) Limited - £55,804 (2015 - 55,804)  
Stapleford Thetford Limited - £14,912.84 (2015 - Nil)

**Amounts owed from Group Undertakings:**

Stapleford Commercials Limited - £6,172 (2015 - £6,172)  
Stapleford Racing Limited - £7,000 (2015 - £7,000)  
Stapleford Lakeside Limited - £63,120 (2015 - £63,120)  
Stapleford Aylesford Limited - £57,000 (2015 - 57,000)  
Stapleford Thetford Limited - Nil (2015 - 1,000)

**Amounts owed to Associates:**

Stapleford Managements Limited - £74,359 (2015 - £70,109)  
Management fees paid to Stapleford Managements Limited £114,500 (2015: £120,000)

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.