

**REGISTERED NUMBER: 07890369 (England and Wales)**

**PDL ESTATES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

---

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2 to 3</b>
<b>Notes to the Financial Statements</b>	<b>4 to 6</b>

---

**PDL ESTATES LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 DECEMBER 2017**

---

**DIRECTORS:**

Mr D Purewal  
Mrs P Purewal

**REGISTERED OFFICE:**

81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

**BUSINESS ADDRESS:**

14 South Drive  
DERBY  
Derbyshire  
DE3 9AN

**REGISTERED NUMBER:**

07890369 (England and Wales)

**ACCOUNTANTS:**

Johnson Tidsall Limited  
Chartered Accountants  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

**BALANCE SHEET**  
**31 DECEMBER 2017**

	Notes	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		2,326		2,738
Investment property	5		<u>750,000</u>		<u>710,000</u>
			<b>752,326</b>		<b>712,738</b>
<b>CURRENT ASSETS</b>					
Debtors	6	<b>740</b>		1,657	
Cash at bank and in hand		<u>9,611</u>		<u>15,217</u>	
		<b>10,351</b>		<b>16,874</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>234,714</u>		<u>243,240</u>	
<b>NET CURRENT LIABILITIES</b>			<b>(224,363)</b>		<b>(226,366)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>527,963</b>		<b>486,372</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<b>(487,561)</b>		<b>(485,500)</b>
<b>PROVISIONS FOR LIABILITIES</b>			<b>(442)</b>		<b>-</b>
<b>NET ASSETS</b>			<b><u>39,960</u></b>		<b><u>872</u></b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	10		<b>100</b>		<b>100</b>
Fair value reserve	11		<b>50,000</b>		<b>10,000</b>
Retained earnings			<u><b>(10,140)</b></u>		<u><b>(9,228)</b></u>
<b>SHAREHOLDERS' FUNDS</b>			<b><u>39,960</u></b>		<b><u>872</u></b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2017 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**  
**31 DECEMBER 2017**

---

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 Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors on 24 September 2018 and were signed on its behalf by:

Mr D Purewal - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

---

**1. STATUTORY INFORMATION**

PDL 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 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 as modified by the revaluation of certain assets.

**Turnover**

Turnover represents rents receivable.

**Tangible fixed assets**

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

Fixtures and fittings - 15% on reducing balance

Tangible fixed assets are stated at cost or deemed cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended.

**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.

**Financial instruments**

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2016 - NIL).

**4. TANGIBLE FIXED ASSETS**

	<b>Fixtures and fittings £</b>
<b>COST</b>	
At 1 January 2017	
and 31 December 2017	<b>4,300</b>
<b>DEPRECIATION</b>	
At 1 January 2017	<b>1,562</b>
Charge for year	<b>412</b>
At 31 December 2017	<b>1,974</b>
<b>NET BOOK VALUE</b>	
At 31 December 2017	<b>2,326</b>
At 31 December 2016	<b>2,738</b>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2017**

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2017	710,000
Revaluations	<u>40,000</u>
At 31 December 2017	<u>750,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2017	<u>750,000</u>
At 31 December 2016	<u>710,000</u>

Fair value at 31 December 2017 is represented by:

	£
Valuation in 2017	<u>750,000</u>

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

	2017 £	2016 £
Cost	<u>700,000</u>	<u>700,000</u>

Investment property was valued on an open market basis on 31 December 2017 by the directors .

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

	2017 £	2016 £
Trade debtors	-	1,120
Prepayments and accrued income	<u>740</u>	<u>537</u>
	<u>740</u>	<u>1,657</u>

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

	2017 £	2016 £
Corporation tax	545	-
Other creditors	158,701	150,000
Directors' current accounts	72,143	87,143
Accruals and deferred income	<u>3,325</u>	<u>6,097</u>
	<u>234,714</u>	<u>243,240</u>

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

	2017 £	2016 £
Bank loans >5 yr (instalments)	<u>487,561</u>	<u>485,500</u>

Amounts falling due in more than five years:

Repayable by instalments	
Bank loans >5 yr (instalments)	<u>487,561</u> <u>485,500</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2017**

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>2017</b>	2016
	<b>£</b>	£
Bank loans	<u><b>487,561</b></u>	<u>485,500</u>

**10. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	<b>2017</b>	2016
			<b>£</b>	£
100	Ordinary	£1	<u><b>100</b></u>	<u>100</u>

**11. RESERVES**

	<b>Fair value reserve</b>
	<b>£</b>
At 1 January 2017	<b>10,000</b>
Transfer	<u><b>40,000</b></u>
At 31 December 2017	<u><b>50,000</b></u>

**12. RELATED PARTY DISCLOSURES**

Included in current liabilities is a loan to a director which has no fixed repayment terms and is interest free.



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.