

Company registration number 11966165 (England and Wales)

WOODGATE (AR TH) 6 LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 APRIL 2023
PAGES FOR FILING WITH REGISTRAR

WOODGATE (AR TH) 6 LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 6

WOODGATE (AR TH) 6 LIMITED

BALANCE SHEET

AS AT 29 APRIL 2023

		2023		2022	
	Notes	£	£	£	£
Fixed assets					
Investment property	4		3,626,570		3,362,000
Current assets					
Debtors	5	10,780		1	
Cash at bank and in hand		15,187		-	
		<u>25,967</u>		<u>1</u>	
Creditors: amounts falling due within one year	6	<u>(1,163,544)</u>		<u>(3,362,670)</u>	
Net current liabilities			<u>(1,137,577)</u>		<u>(3,362,669)</u>
Total assets less current liabilities			2,488,993		(669)
Creditors: amounts falling due after more than one year	7		(2,468,273)		-
Provisions for liabilities			<u>(19,000)</u>		<u>-</u>
Net assets/(liabilities)			<u>1,720</u>		<u>(669)</u>
Capital and reserves					
Called up share capital	8		1		1
Fair value reserve			81,000		-
Profit and loss reserves			<u>(79,281)</u>		<u>(670)</u>
Total equity			<u>1,720</u>		<u>(669)</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 29 April 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

WOODGATE (AR TH) 6 LIMITED

BALANCE SHEET (CONTINUED)

AS AT 29 APRIL 2023

The financial statements were approved by the board of directors and authorised for issue on 17 January 2024 and are signed on its behalf by:

Mr J A Baker
Director

Company Registration No. 11966165

WOODGATE (AR TH) 6 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 29 APRIL 2023

1 Accounting policies

Company information

Woodgate (AR TH) 6 Limited is a private company limited by shares incorporated in England and Wales. The registered office is Swiss House, Beckingham Street, Tolleshunt Major, Maldon, Essex, CM9 8LZ.

1.1 Reporting period

The end of the entity's reporting period has changed by one day and the annual financial statements are presented for a period shorter than one year. There is no effect on the comparative amounts presented in the financial statements (including the related notes).

1.2 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.3 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

WOODGATE (AR TH) 6 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 29 APRIL 2023

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.7 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2023 Number	2022 Number
Total	-	-
	==	==

WOODGATE (AR TH) 6 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 29 APRIL 2023

4 Investment property

	2023 £
Fair value	
At 30 April 2022	3,362,000
Additions	164,570
Revaluations	100,000
	<u>3,626,570</u>
At 29 April 2023	<u>3,626,570</u>

Investment property has been valued to its open market value at the balance sheet date by the company directors.

From 19th January 2023 Hampshire Trust Bank PLC has a fixed and floating charge over the property.

5 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Trade debtors	2,646	-
Amounts owed by group undertakings	1	1
Other debtors	8,133	-
	<u>10,780</u>	<u>1</u>

6 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	18,110	-
Other creditors	1,145,434	3,362,670
	<u>1,163,544</u>	<u>3,362,670</u>

7 Creditors: amounts falling due after more than one year

	2023 £	2022 £
Bank loans and overdrafts	2,468,273	-

8 Called up share capital

	2023 Number	2022 Number	2023 £	2022 £
Ordinary share capital				
Issued and fully paid				
Ordinary share of £1 each	1	1	1	1

WOODGATE (AR TH) 6 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 29 APRIL 2023

9 Related party transactions

	2023	2022
Amounts due to related parties	£	£
Other related parties	1,141,324	168,370

Included within Other Creditors is a sum of £1,141,324 due to related parties. The parties are related by virtue of common directors.

The following amounts were outstanding at the reporting end date:

	2023	2022
Amounts due from related parties	£	£
Other related parties	30	-

Included within Other Debtors is a sum of £30 due from related parties. The parties are related by virtue of common directors.

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.