

**REGISTERED NUMBER: 08215791 (England and Wales)**

**ABBREVIATED UNAUDITED ACCOUNTS**  
**FOR THE PERIOD 14 SEPTEMBER 2012 TO 31 DECEMBER 2013**  
**FOR**  
**WEXSTON ESTATES LTD**

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FOR THE PERIOD 14 SEPTEMBER 2012 TO 31 DECEMBER 2013**

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**WEXSTON ESTATES LTD**

**COMPANY INFORMATION  
FOR THE PERIOD 14 SEPTEMBER 2012 TO 31 DECEMBER 2013**

**DIRECTORS:** Finsbury Corporate Services Limited  
J D Hassan

**REGISTERED OFFICE:** Harold Benjamin Solicitors  
Hill House  
67-71 Lowlands Road  
Harrow  
Middlesex  
HA1 3EQ

**REGISTERED NUMBER:** 08215791 (England and Wales)

**ACCOUNTANTS:** Annjer Consultancy Services Ltd  
'Sinthu Priory'  
31 New Street Hill  
Bromley  
Kent  
BR1 5AX

**WEXSTON ESTATES LTD (REGISTERED NUMBER: 08215791)**

**ABBREVIATED BALANCE SHEET  
31 DECEMBER 2013**

	Notes	£	£
<b>FIXED ASSETS</b>			
Investment property	2		1,548,465
<b>CURRENT ASSETS</b>			
Debtors		15,913	
<b>CREDITORS</b>			
Amounts falling due within one year		<u>1,519,414</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(1,503,501)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>44,964</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	3		1
Profit and loss account			<u>44,963</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>44,964</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2013.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2013 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)

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 23 May 2014 and were signed on its behalf by:

J D Hassan - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE PERIOD 14 SEPTEMBER 2012 TO 31 DECEMBER 2013**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**Turnover**

Turnover represents net rent receivable, excluding value added tax.

**Depreciation**

In accordance with Financial Reporting standard for Smaller Entities (effective April 2008), no depreciation or amortisation is provided in respect of freehold investment properties nor on leasehold investment properties having an unexpired term of more than twenty years. This departure from the requirements of the Companies Act 2006, for all properties to be depreciated, is necessary, as the directors consider that this accounting policy results in the financial statements giving true and fair view.

**Investment properties**

Investment Properties are included in the Balance Sheet at historical cost, which is not in accordance with Financial Reporting Standard for Smaller Entities(effective April 2008), which requires such properties to be stated at current market value.

**2. INVESTMENT PROPERTY**

	Total £
<b>COST</b>	
Additions	1,548,465
At 31 December 2013	<u>1,548,465</u>
<b>NET BOOK VALUE</b>	
At 31 December 2013	<u><u>1,548,465</u></u>

**3. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	£
1	Ordinary	£1	<u><u>1</u></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.