

CHELTER PROPERTIES LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2018

Barretts  
Chartered Accountants &  
Chartered Tax Advisers  
22 Union Street  
Newton Abbot  
Devon  
TQ12 2JS

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for the Year Ended 30 November 2018

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CHELTER PROPERTIES LIMITED

COMPANY INFORMATION

for the Year Ended 30 November 2018

**DIRECTORS:**

Mrs R M French  
P W Gardener

**SECRETARY:**

D S Gardener

**REGISTERED OFFICE:**

22 Union Street  
Newton Abbot  
Devon  
TQ12 2JS

**REGISTERED NUMBER:**

02767933 (England and Wales)

**ACCOUNTANTS:**

Barretts  
Chartered Accountants &  
Chartered Tax Advisers  
22 Union Street  
Newton Abbot  
Devon  
TQ12 2JS

BALANCE SHEET  
30 November 2018

	Notes	2018		2017	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	4		<b>1,822</b>		2,143
Investment property	5		<b>721,279</b>		<b>646,279</b>
			<b>723,101</b>		<b>648,422</b>
<b>CURRENT ASSETS</b>					
Debtors	6	<b>39,949</b>		38,357	
Investments	7	<b>735,299</b>		757,655	
Cash at bank		<b>140,107</b>		152,271	
		<b>915,355</b>		948,283	
<b>CREDITORS</b>					
Amounts falling due within one year	8	<b>23,414</b>		46,400	
<b>NET CURRENT ASSETS</b>			<b>891,941</b>		<b>901,883</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>1,615,042</b>		<b>1,550,305</b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>150,000</b>		150,000
Retained earnings	9		<b>1,465,042</b>		<b>1,400,305</b>
<b>SHAREHOLDERS' FUNDS</b>			<b>1,615,042</b>		<b>1,550,305</b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2018 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 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 10 June 2019 and were signed on its behalf by:

Mrs R M French - Director

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 30 November 2018

1. **STATUTORY INFORMATION**

Chelter Properties 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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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, excluding value added tax.

**Tangible fixed assets**

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

Plant and machinery etc - 15% on reducing balance

**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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2017 - 1).

4. **TANGIBLE FIXED ASSETS**

	<b>Plant and machinery etc £</b>
<b>COST</b>	
At 1 December 2017 and 30 November 2018	<u>16,276</u>
<b>DEPRECIATION</b>	
At 1 December 2017	14,133
Charge for year	<u>321</u>
At 30 November 2018	<u>14,454</u>
<b>NET BOOK VALUE</b>	
At 30 November 2018	<u>1,822</u>
At 30 November 2017	<u>2,143</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 30 November 2018

5. **INVESTMENT PROPERTY**

	<b>Total</b>
	<b>£</b>
<b>FAIR VALUE</b>	
At 1 December 2017	646,279
Revaluations	<u>75,000</u>
At 30 November 2018	<u>721,279</u>
<b>NET BOOK VALUE</b>	
At 30 November 2018	<u>721,279</u>
At 30 November 2017	<u>646,279</u>

Fair value at 30 November 2018 is represented by:

	<b>£</b>
Valuation in 2018	160,957
Cost	<u>560,322</u>
	<u>721,279</u>

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

	<b>2018</b>	2017
	<b>£</b>	£
Other debtors	<u>39,949</u>	<u>38,357</u>

7. **CURRENT ASSET INVESTMENTS**

	<b>2018</b>	2017
	<b>£</b>	£
Listed investments	<u>735,299</u>	<u>757,655</u>

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

	<b>2018</b>	2017
	<b>£</b>	£
Trade creditors	2,794	1,313
Taxation and social security	16,437	19,323
Other creditors	<u>4,183</u>	<u>25,764</u>
	<u>23,414</u>	<u>46,400</u>

9. **RESERVES**

	<b>Retained</b>
	<b>earnings</b>
	<b>£</b>
At 1 December 2017	1,400,305
Profit for the year	82,737
Dividends	<u>(18,000)</u>
At 30 November 2018	<u>1,465,042</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.