

CHELTER PROPERTIES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

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

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for the Year Ended 30 November 2017

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CHELTER PROPERTIES LIMITED

COMPANY INFORMATION

for the Year Ended 30 November 2017

DIRECTORS:

D S Gardener
Mrs R M French
P W Gardener

SECRETARY:

Mrs R M French

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 2017

	Notes	2017		2016	
		£	£	£	£
FIXED ASSETS					
Tangible assets	4		2,143		2,521
Investment property	5		<u>646,279</u>		<u>622,529</u>
			648,422		625,050
CURRENT ASSETS					
Debtors	6	38,357		74,535	
Investments	7	757,655		680,075	
Cash at bank		<u>152,271</u>		<u>163,854</u>	
		948,283		918,464	
CREDITORS					
Amounts falling due within one year	8	<u>46,400</u>		<u>18,931</u>	
NET CURRENT ASSETS			901,883		899,533
TOTAL ASSETS LESS CURRENT LIABILITIES			1,550,305		1,524,583
CAPITAL AND RESERVES					
Called up share capital			150,000		150,000
Retained earnings	9		<u>1,400,305</u>		<u>1,374,583</u>
SHAREHOLDERS' FUNDS			1,550,305		1,524,583

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 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)

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 21 August 2018 and were signed on its behalf by:

Mrs R M French - Director

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 30 November 2017

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 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, 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 (2016 - 1).

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
COST	
At 1 December 2016 and 30 November 2017	<u>16,276</u>
DEPRECIATION	
At 1 December 2016	13,755
Charge for year	<u>378</u>
At 30 November 2017	<u>14,133</u>
NET BOOK VALUE	
At 30 November 2017	<u>2,143</u>
At 30 November 2016	<u>2,521</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 30 November 2017

5. **INVESTMENT PROPERTY**

	Total
	£
FAIR VALUE	
At 1 December 2016	622,529
Revaluations	<u>23,750</u>
At 30 November 2017	<u>646,279</u>
NET BOOK VALUE	
At 30 November 2017	<u>646,279</u>
At 30 November 2016	<u>622,529</u>

Fair value at 30 November 2017 is represented by:

	£
Valuation in 2016	62,207
Valuation in 2017	23,750
Cost	<u>560,322</u>
	<u>646,279</u>

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

	2017	2016
	£	£
Other debtors	<u>38,357</u>	<u>74,535</u>

7. **CURRENT ASSET INVESTMENTS**

	2017	2016
	£	£
Listed investments	<u>757,655</u>	<u>680,075</u>

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

	2017	2016
	£	£
Trade creditors	1,313	1,463
Taxation and social security	19,323	15,418
Other creditors	<u>25,764</u>	<u>2,050</u>
	<u>46,400</u>	<u>18,931</u>

9. **RESERVES**

	Retained
	earnings
	£
At 1 December 2016	1,374,583
Profit for the year	120,722
Dividends	<u>(95,000)</u>
At 30 November 2017	<u>1,400,305</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.