

REGISTERED NUMBER: OC362972 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
FOR
LINDEN HOUSE PROPERTY LLP**

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for the Year Ended 31 December 2016

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LINDEN HOUSE PROPERTY LLP
GENERAL INFORMATION
for the Year Ended 31 December 2016

DESIGNATED MEMBERS:

C E S Jackson
Mrs A J Jackson
M P Woolley

REGISTERED OFFICE:

Unit G,
South Cambs Bus Park
Babraham Road
Sawston
Cambridgeshire
CB22 3JH

REGISTERED NUMBER:

OC362972 (England and Wales)

ACCOUNTANTS:

Stewart Fletcher and Barrett
Chartered Accountants
Manor Court Chambers
Townsend Drive
Nuneaton
Warwickshire
CV11 6RU

LINDEN HOUSE PROPERTY LLP (REGISTERED NUMBER: OC362972)

BALANCE SHEET
31 December 2016

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Investment property	4		481,346		486,435
CURRENT ASSETS					
Debtors		10,759		-	
Cash at bank		<u>13,045</u>		<u>7,587</u>	
		23,804		7,587	
CREDITORS					
Amounts falling due within one year	5	<u>324,456</u>		<u>117,858</u>	
NET CURRENT LIABILITIES			<u>(300,652)</u>		<u>(110,271)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
and					
NET ASSETS ATTRIBUTABLE TO MEMBERS					
			<u>180,694</u>		<u>376,164</u>
LOANS AND OTHER DEBTS DUE TO MEMBERS					
	6		<u>180,694</u>		<u>376,164</u>
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members	6		180,694		376,164
Amounts due from members			<u>(10,759)</u>		<u>-</u>
			<u>169,935</u>		<u>376,164</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 31 December 2016.

The members acknowledge their responsibilities for:

- ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and
- preparing financial statements which give a true and fair view of the state of affairs of the LLP 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 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

The notes form part of these financial statements

LINDEN HOUSE PROPERTY LLP (REGISTERED NUMBER: OC362972)

**BALANCE SHEET - continued
31 December 2016**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

In accordance with Section 444 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, the Profit and Loss Account has not been delivered.

The financial statements were approved by the members of the LLP on 29 September 2017 and were signed by:

C E S Jackson - Designated member

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2016

1. STATUTORY INFORMATION

Linden House Property LLP is registered in England and Wales. The LLP's registered number and registered office address can be found on the General Information page.

2. STATEMENT OF COMPLIANCE

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 requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships.

3. ACCOUNTING POLICIES**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention.

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.

4. INVESTMENT PROPERTY

		Total £
FAIR VALUE		
At 1 January 2016 and 31 December 2016		<u>508,893</u>
DEPRECIATION		
At 1 January 2016		22,458
Charge for year		<u>5,089</u>
At 31 December 2016		<u>27,547</u>
NET BOOK VALUE		
At 31 December 2016		<u>481,346</u>
At 31 December 2015		<u>486,435</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Bank loans and overdrafts	320,811	94,491
Social security and other taxes	1,925	1,672
Other creditors	1,005	19,725
Accrued expenses	<u>715</u>	<u>1,970</u>
	<u>324,456</u>	<u>117,858</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2016

6. **LOANS AND OTHER DEBTS DUE TO MEMBERS**

Loans and other debts due to members rank equally with debts due to unsecured creditors in the event of a winding up.

There is no provision for specific legally enforceable protection afforded to creditors in such an event.

There are no restrictions or limitations on the ability of the members to reduce the amount of 'Members' other interests'.

7. **FIRST YEAR ADOPTION**

Transitional relief

On transition to FRS 102, the LLP has taken advantage of the following transitional relief:

- to measure fair value at date of transition to FRS 102 and use as deemed cost on an investment property.

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.