REGISTERED NUMBER: 08485568 (England and Wales)

ABBREVIATED UNAUDITED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2014

FOR

OKEN EYFFLER LIMITED

CONTENTS OF THE ABBREVIATED ACCOUNTS
for the Year Ended 31 December 2014

OKEN EYFFLER LIMITED

COMPANY INFORMATION
for the Year Ended 31 December 2014

DIRECTORS:	T R Brown D F Guest S M Hatton C R Mason
SECRETARY:	C E R Houghton
REGISTERED OFFICE:	34 High Street Warwick Warwickshire CV34 4BE
REGISTERED NUMBER:	08485568 (England and Wales)
ACCOUNTANTS:	Michael Harwood & Co Chartered Accountants Greville House 10 Jury Street Warwick Warwickshire CV34 4EW

OKEN EYFFLER LIMITED (REGISTERED NUMBER: 08485568)

ABBREVIATED BALANCE SHEET
31 December 2014

	Notes	31.12.14 £	31.12.13 £
CURRENT ASSETS			
Stocks		**837,388**	-
Debtors		**11,169**	1
Cash at bank		**154**	-
		848,711	1
CREDITORS			
Amounts falling due within one year		**873,727**	-
NET CURRENT (LIABILITIES)/ASSETS		**(25,016)**	1
TOTAL ASSETS LESS CURRENT LIABILITIES		**(25,016)**	1
CAPITAL AND RESERVES			
Called up share capital	2	**1**	1
Profit and loss account		**(25,017)**	-
SHAREHOLDERS' FUNDS		**(25,016)**	1

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2014.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2014 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

(b) 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.

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 24 September 2015 and were signed on its behalf by:

T R Brown - Director

NOTES TO THE ABBREVIATED ACCOUNTS
for the Year Ended 31 December 2014

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The directors believe that the company's financial statements should be prepared on a going concern basis on the grounds that the company will be fully supported financially by its charitable parent.

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 rental income, excluding value added tax. Rent receivable are accounted for in the year to which they relate on an accruals basis.

Stock
Stock is the cost of land held for sale, including SDLT and professional fees incurred specifically related to protecting or enhancing the value of the land and to bring the land to market.

Group related party transactions
The company has taken advantage of the exemption contained in FRS8 and has not disclosed transactions with its parent.

2. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	**31.12.14**	31.12.13
			£	£
1	Ordinary	£1	**1**	1

The ordinary £1 share is held jointly by C R Mason, T R Brown and S M Hatton in trust as nominees for The Charity of Thomas Oken and Nicholas Eyffler as the Beneficial Owner. The nominees have no beneficial interests in the company or the Charity.

3. TRANSACTION WITH PARENT COMPANY

Included in other creditors is a loan of £807,047 which represents the value of the land transfered and expenses paid during the year by the parent company, The Charity of Thomas Oken & Nicholas Eyffler. A loan agreement was signed on 26th June 2013 which gives security over the assets of this company and provides for interest to be charged at 3% over Base Rate compounded.