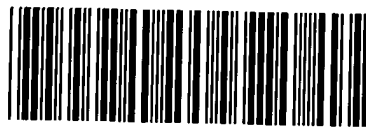

SINGLETON PARK DEVELOPMENTS LTD

**UNAUDITED
FINANCIAL STATEMENTS
INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 31 JANUARY 2018**

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SINGLETON PARK DEVELOPMENTS LTD
REGISTERED NUMBER: 08856663

BALANCE SHEET
AS AT 31 JANUARY 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	12,256	-
Investment property		2,962,547	1,483,381
		<u>2,974,803</u>	<u>1,483,381</u>
Current assets			
Debtors: amounts falling due within one year	6	93,048	71,197
Bank and cash balances		771,373	53,910
		<u>864,421</u>	<u>125,107</u>
Creditors: amounts falling due within one year	7	(1,835,849)	(697,598)
Net current liabilities		<u>(971,428)</u>	<u>(572,491)</u>
Total assets less current liabilities		<u>2,003,375</u>	<u>910,890</u>
Creditors: amounts falling due after more than one year	8	(2,185,979)	(963,294)
Net liabilities		<u><u>(182,604)</u></u>	<u><u>(52,404)</u></u>
Capital and reserves			
Called up share capital		2	2
Profit and loss account		(182,606)	(52,406)
		<u><u>(182,604)</u></u>	<u><u>(52,404)</u></u>

SINGLETON PARK DEVELOPMENTS LTD
REGISTERED NUMBER: 08856663

BALANCE SHEET (CONTINUED)
AS AT 31 JANUARY 2018

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the income statement in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



D R B Jones
Director

Date: 30/11/18.

The notes on pages 3 to 7 form part of these financial statements.

SINGLETON PARK DEVELOPMENTS LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2018

1. General information

Singleton Park Developments Ltd is a Private Limited Company. The registered address is Heritage House Park Place, Clifton, Bristol, BS8 1JW. The company registration number is 08856663.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The financial statements have been prepared on a going concern basis.

The following principal accounting policies have been applied:

2.2 Borrowing costs

All borrowing costs are recognised in the Income statement in the year in which they are incurred.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Motor vehicles	-	20% reducing balance
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Income statement.

2.4 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Income statement.

SINGLETON PARK DEVELOPMENTS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018**

2. Accounting policies (continued)

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.8 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2017 - 1).

SINGLETON PARK DEVELOPMENTS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018**

4. Tangible fixed assets

	Motor vehicles £
Cost or valuation	
Additions	13,370
At 31 January 2018	<u>13,370</u>
Depreciation	
Charge for the year on owned assets	1,114
At 31 January 2018	<u>1,114</u>
Net book value	
At 31 January 2018	<u><u>12,256</u></u>
At 31 January 2017	<u><u>-</u></u>

5. Investment property

	Freehold investment property £
Valuation	
At 1 February 2017	1,483,381
Additions at cost	1,479,166
At 31 January 2018	<u><u>2,962,547</u></u>

SINGLETON PARK DEVELOPMENTS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018**

6. Debtors

	2018 £	2017 £
Amounts owed by related parties	21,077	-
Other debtors	71,971	71,197
	<u>93,048</u>	<u>71,197</u>

7. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank loans	33,669	2,965
Amounts owed to group undertakings	789,122	672,603
Obligations under finance lease and hire purchase contracts	3,343	-
Other creditors	1,006,895	14,998
Accruals and deferred income	2,820	7,032
	<u>1,835,849</u>	<u>697,598</u>

8. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank loans	2,177,066	963,294
Obligations under finance leases and hire purchase contracts	8,913	-
	<u>2,185,979</u>	<u>963,294</u>

The bank loans shown within creditors are secured against the property held within assets.

SINGLETON PARK DEVELOPMENTS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018**

9. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within one year		
Bank loans	33,669	2,965
Amounts falling due 1-5 years		
Bank loans	2,177,066	963,294
	<u>2,210,735</u>	<u>966,259</u>

10. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	2018 £	2017 £
Within one year	3,343	-
Between 1-5 years	8,913	-
	<u>12,256</u>	<u>-</u>

11. Related party transactions

During the year the company was loaned £230,000 (2017 - £718,500) by Singleton Park Build Limited, a company linked by common directorship. At the year end £783,100 (2017 - £672,500) remained outstanding.

During the year the company loaned £21,000 (2017 - £Nil) to Avonco (Clifton) Limited, a company linked by common directorship. At the year end £21,000 (2017 - £Nil) remained due.