

**REGISTERED NUMBER: 04097805 (England and Wales)**

**Unaudited Financial Statements**  
**for the Year Ended 31 October 2019**  
**for**  
**WILDWOOD INVESTMENT LIMITED**

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for the year ended 31 October 2019**

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**WILDWOOD INVESTMENT LIMITED**

**Company Information  
for the year ended 31 October 2019**

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**Directors:** J C Loosemore  
M L Cheeseman

**Registered office:** Sterling House  
19/23 High Street  
Kidlington  
Oxfordshire  
OX5 2DH

**Registered number:** 04097805 (England and Wales)

**Accountants:** Haines Watts  
Chartered Accountants  
Sterling House  
19/23 High Street  
Kidlington  
Oxfordshire  
OX5 2DH

**WILDWOOD INVESTMENT LIMITED (REGISTERED NUMBER: 04097805)**

**Balance Sheet  
31 October 2019**

	Notes	£	31/10/19 £	£	31/10/18 £
<b>Fixed assets</b>					
Tangible assets	4		31,587		31,803
Investments	5		14,250		14,250
Investment property	6		<u>6,665,000</u>		<u>6,665,000</u>
			<b>6,710,837</b>		<b>6,711,053</b>
<b>Current assets</b>					
Debtors	7	901,916		931,004	
Cash at bank		<u>297,955</u>		<u>309,140</u>	
		<b>1,199,871</b>		<b>1,240,144</b>	
<b>Creditors</b>					
Amounts falling due within one year	8	<u>137,206</u>		<u>163,290</u>	
<b>Net current assets</b>			<u><b>1,062,665</b></u>		<u><b>1,076,854</b></u>
<b>Total assets less current liabilities</b>			<u><b>7,773,502</b></u>		<u><b>7,787,907</b></u>
<b>Creditors</b>					
Amounts falling due after more than one year	9		<b>(5,305,405)</b>		<b>(5,307,861)</b>
<b>Provisions for liabilities</b>			<u><b>(241,857)</b></u>		<u><b>(241,857)</b></u>
<b>Net assets</b>			<u><b>2,226,240</b></u>		<u><b>2,238,189</b></u>
<b>Capital and reserves</b>					
Called up share capital			<b>2</b>		<b>2</b>
Fair value reserve	11	3,018,636		3,018,636	
Retained earnings	11	<u>(792,398)</u>		<u>(780,449)</u>	
<b>Shareholders' funds</b>			<u><b>2,226,240</b></u>		<u><b>2,238,189</b></u>

The notes on pages 4 to 8 form part of these financial statements

**Balance Sheet - continued**  
**31 October 2019**

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The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2019 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
- (b) 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 financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 16 March 2020 and were signed on its behalf by:

J C Loosemore - Director

Notes to the Financial Statements  
for the year ended 31 October 2019

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1. **Statutory information**

Wildwood Investment 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 is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.  
Fixtures and fittings - 25% on cost

**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.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**Going concern**

The director has made an assessment of the company's ability to continue as a going concern and has identified no material uncertainties that may cast a significant doubt on the ability of the company to continue as a going concern for the foreseeable future.

Notes to the Financial Statements - continued  
for the year ended 31 October 2019

## 2. Accounting policies - continued

**Revenue recognition**

Turnover represents revenue earned from the lease and sale of property. Revenue is recognised as earned when, and to the extent that, the company obtains the right to consideration in exchange for its activities. It is measured at the fair value of the right to consideration, which represents amounts chargeable to customers, including expenses and disbursements but excluding value added tax

## 3. Employees and directors

The average number of employees during the year was 2 (2018 - 2) .

## 4. Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 November 2018	90,368
Additions	<u>18,058</u>
At 31 October 2019	<u>108,426</u>
<b>Depreciation</b>	
At 1 November 2018	58,565
Charge for year	<u>18,274</u>
At 31 October 2019	<u>76,839</u>
<b>Net book value</b>	
At 31 October 2019	<u>31,587</u>
At 31 October 2018	<u>31,803</u>

## 5. Fixed asset investments

	Other investments £
<b>Cost</b>	
At 1 November 2018 and 31 October 2019	<u>14,250</u>
<b>Net book value</b>	
At 31 October 2019	<u>14,250</u>
At 31 October 2018	<u>14,250</u>

**Notes to the Financial Statements - continued  
for the year ended 31 October 2019**

**6. Investment property**

	<b>Total £</b>
<b>Fair value</b>	
At 1 November 2018	
and 31 October 2019	<u><b>6,665,000</b></u>
<b>Net book value</b>	
At 31 October 2019	<u><b>6,665,000</b></u>
At 31 October 2018	<u><b>6,665,000</b></u>

Fair value at 31 October 2019 is represented by:

	<b>£</b>
Valuation in 2013	<b>1,459,043</b>
Valuation in 2014	<b>350,971</b>
Valuation in 2015	<b>521,452</b>
Valuation in 2016	<b>929,027</b>
Cost	<u><b>3,404,507</b></u>
	<u><b>6,665,000</b></u>

If the investment properties had not been revalued they would have been included at the following historical cost:

	<b>31/10/19 £</b>	<b>31/10/18 £</b>
Cost	<u><b>3,404,507</b></u>	<u><b>3,404,507</b></u>

The Investment properties were valued on an open market basis on 31 October 2019 by the director .

No depreciation is provided in respect of these properties.

If all the properties were sold at the valuations included above, a potential tax liability of £241,857 (2018 - £241,857) would arise on the sale.

**7. Debtors**

	<b>31/10/19 £</b>	<b>31/10/18 £</b>
Amounts falling due within one year:		
Trade debtors	<b>25,802</b>	<b>-</b>
Other debtors	<u><b>90,503</b></u>	<u><b>145,393</b></u>
	<u><b>116,305</b></u>	<u><b>145,393</b></u>



Notes to the Financial Statements - continued  
for the year ended 31 October 2019

7.	<b>Debtors - continued</b>		
		31/10/19	31/10/18
		£	£
	Amounts falling due after more than one year:		
	Other debtors	<u>785,611</u>	<u>785,611</u>
	Aggregate amounts	<u>901,916</u>	<u>931,004</u>
8.	<b>Creditors: amounts falling due within one year</b>		
		31/10/19	31/10/18
		£	£
	Taxation and social security	2,703	2,140
	Other creditors	<u>134,503</u>	<u>161,150</u>
		<u>137,206</u>	<u>163,290</u>
9.	<b>Creditors: amounts falling due after more than one year</b>		
		31/10/19	31/10/18
		£	£
	Bank loans	3,430,405	3,432,861
	Other creditors	<u>1,875,000</u>	<u>1,875,000</u>
		<u>5,305,405</u>	<u>5,307,861</u>
	Amounts falling due in more than five years:		
	Repayable otherwise than by instalments		
	Unsecured loan notes	<u>1,875,000</u>	<u>1,875,000</u>
	Repayable by instalments		
	Mortgages	<u>3,430,405</u>	<u>3,432,861</u>
	Included in other creditors are £1,500,000 of unsecured loan notes together with a premium of 25% of which £375,000 (2018 - £375,000) has accrued to date. The loan is repayable on 10 April 2039 and is now interest free.		
10.	<b>Secured debts</b>		
	The following secured debts are included within creditors:		
		31/10/19	31/10/18
		£	£
	Bank loans	<u>3,430,405</u>	<u>3,432,861</u>

Notes to the Financial Statements - continued  
for the year ended 31 October 2019

## 11. Reserves

	Retained earnings £	Fair value reserve £	Totals £
At 1 November 2018	(780,449)	3,018,636	2,238,187
Deficit for the year	(11,949)		(11,949)
At 31 October 2019	<u>(792,398)</u>	<u>3,018,636</u>	<u>2,226,238</u>

## 12. Director's advances, credits and guarantees

The following advances and credits to a director subsisted during the years ended 31 October 2019 and 31 October 2018:

	31/10/19 £	31/10/18 £
<b>J C Loosemore</b>		
Balance outstanding at start of year	53,893	56,582
Amounts advanced	2,975	-
Amounts repaid	-	(2,689)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>56,868</u>	<u>53,893</u>

## 13. Related party disclosures

The loan notes referred to in the creditors after more than one year note are owed to a Trust in which R W Loosemore has the sole life interest.

## 14. Ultimate controlling party

The controlling party is J C Loosemore.

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.