

Company Registration No. 05449683 (England and Wales)

**CLWYDIAN PROPERTIES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2018**  
**PAGES FOR FILING WITH REGISTRAR**

# CLWYDIAN PROPERTIES LIMITED

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## **CLWYDIAN PROPERTIES LIMITED**

### **ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF CLWYDIAN PROPERTIES LIMITED FOR THE YEAR ENDED 31 DECEMBER 2018**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Clwydian Properties Limited for the year ended 31 December 2018 which comprise, the balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Clwydian Properties Limited, as a body, in accordance with the terms of our engagement letter dated 23 December 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Clwydian Properties Limited and state those matters that we have agreed to state to the Board of Directors of Clwydian Properties Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Clwydian Properties Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Clwydian Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Clwydian Properties Limited. You consider that Clwydian Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Clwydian Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

**Sage & Company Business Advisors Ltd**

11 March 2020

**Chartered Accountants**

102 Bowen Court  
St Asaph Business Park  
St Asaph  
Denbighshire  
LL17 0JE

# CLWYDIAN PROPERTIES LIMITED

## BALANCE SHEET

AS AT 31 DECEMBER 2018

	Notes	2018 £	£	2017 £	£
<b>Fixed assets</b>					
Tangible assets	1		863		1,150
Investment properties	2		400,000		400,000
			<u>400,863</u>		<u>401,150</u>
<b>Current assets</b>					
Debtors	3	380		783	
Cash at bank and in hand		1,387		461	
		<u>1,767</u>		<u>1,244</u>	
<b>Creditors: amounts falling due within one year</b>	4	(38,891)		(52,244)	
<b>Net current liabilities</b>			<u>(37,124)</u>		<u>(51,000)</u>
<b>Total assets less current liabilities</b>			363,739		350,150
<b>Creditors: amounts falling due after more than one year</b>	5	(315,000)		(298,826)	
<b>Net assets</b>			<u>48,739</u>		<u>51,324</u>
<b>Capital and reserves</b>					
Called up share capital	6		4		4
Profit and loss reserves			48,735		51,320
<b>Total equity</b>			<u>48,739</u>		<u>51,324</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

## **CLWYDIAN PROPERTIES LIMITED**

### **BALANCE SHEET (CONTINUED)**

***AS AT 31 DECEMBER 2018***

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The financial statements were approved by the board of directors and authorised for issue on 11 March 2020 and are signed on its behalf by:

Mr P A Wildbur  
**Director**

**Company Registration No. 05449683**

# CLWYDIAN PROPERTIES LIMITED

## BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2018

### 1 Tangible fixed assets

Plant and  
machinery etc

£

#### Cost

At 1 January 2018 and 31 December 2018

11,527

#### Depreciation and impairment

At 1 January 2018

10,376

Depreciation charged in the year

288

At 31 December 2018

10,664

#### Carrying amount

At 31 December 2018

863

At 31 December 2017

1,150

### 2 Investment property

2018

£

#### Fair value

At 1 January 2018 and 31 December 2018

400,000

### 3 Debtors

2018

£

2017

£

#### Amounts falling due within one year:

Trade debtors

1

1

Other debtors

379

782

380

783

### 4 Creditors: amounts falling due within one year

2018

£

2017

£

Corporation tax

1,297

1,297

Other creditors

37,594

50,947

38,891

52,244

# CLWYDIAN PROPERTIES LIMITED

## BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2018

**5 Creditors: amounts falling due after more than one year**

	2018 £	2017 £
Bank loans and overdrafts	315,000	298,826

**6 Called up share capital**

	2018 £	2017 £
Ordinary share capital Issued and fully paid 4 of £1 each	4	4

**7 Non-distributable profits reserve**

	2018 £	2017 £
At the beginning and end of the year	32,948	32,948

The non-distributable reserve noted above is generated by gains on investment property revaluations in prior periods and is therefore held in the profit and loss reserve total.

**8 Related party transactions**

Management charges comprise payments to Mrs B Wildbur, spouse of the director, Mr P Wildbur.

**CLWYDIAN PROPERTIES LIMITED**  
**MANAGEMENT INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2018**



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.