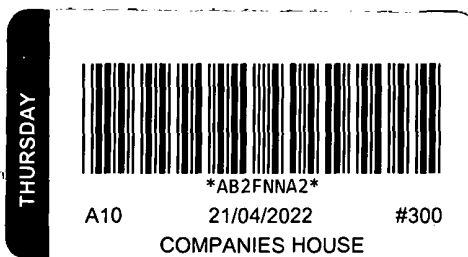


**CENTRAL PROPERTIES (SOUTHERN) LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2021**



**CENTRAL PROPERTIES (SOUTHERN) LIMITED**

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FOR THE YEAR ENDED 31 AUGUST 2021**

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**CENTRAL PROPERTIES (SOUTHERN) LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 AUGUST 2021**

**DIRECTOR:** P J Judd

**REGISTERED OFFICE:** The White House  
Winchester Street  
Leckford  
Stockbridge  
Hampshire  
SO20 6JG

**REGISTERED NUMBER:** 03021318 (England and Wales)

**ACCOUNTANTS:** A B A  
Chartered Accountants  
Branksome Cottage  
Spring Road  
Lymington  
Hampshire  
SO41 3SQ

**CENTRAL PROPERTIES (SOUTHERN) LIMITED (REGISTERED NUMBER: 03021318)**

**BALANCE SHEET  
31 AUGUST 2021**

	Notes	2021		2020	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	4		7,242,802		6,649,944
<b>CURRENT ASSETS</b>					
Debtors	5	-		36,000	
Cash at bank		326,484		413,674	
		<u>326,484</u>		<u>449,674</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	6	259,887		363,409	
<b>NET CURRENT ASSETS</b>			<u>66,597</u>		<u>86,265</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>7,309,399</u>		<u>6,736,209</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		3,114,893		3,138,233
<b>NET ASSETS</b>			<u>4,194,506</u>		<u>3,597,976</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Revaluation reserve	9		4,803,290		4,217,290
Retained earnings			(608,884)		(619,414)
<b>SHAREHOLDERS' FUNDS</b>			<u>4,194,506</u>		<u>3,597,976</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

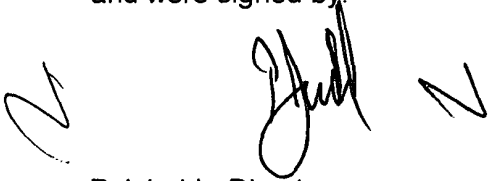
**CENTRAL PROPERTIES (SOUTHERN) LIMITED (REGISTERED NUMBER: 03021318)**

**BALANCE SHEET - continued  
31 AUGUST 2021**

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 director and authorised for issue on 12 April 2022 and were signed by:

A handwritten signature in black ink, appearing to be 'P J Judd', is written over a horizontal line. To the left and right of the signature are two small, stylized handwritten marks that resemble the letter 'N'.

P J Judd - Director

The notes form part of these financial statements

## CENTRAL PROPERTIES (SOUTHERN) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2021

#### 1. STATUTORY INFORMATION

Central Properties (Southern) 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.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 33% on reducing balance and 10% on reducing balance

##### **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.

##### **Turnover**

Turnover represents rents receivable during the year.

##### **Investment properties**

These represent properties held by the company for their investment potential. They are included in the balance sheet at market value as determined by the director.

##### **Mortgage arrangement fees**

Mortgage arrangement fees are apportioned over the initial mortgage term, during which early redemption penalties could be charged. It has been assumed that no such penalties will be incurred.

**CENTRAL PROPERTIES (SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 AUGUST 2021**

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2020 - 1).

**4. TANGIBLE FIXED ASSETS**

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST OR VALUATION</b>			
At 1 September 2020	6,549,000	261,490	6,810,490
Additions	-	21,972	21,972
Revaluations	586,000	-	586,000
	<hr/>	<hr/>	<hr/>
At 31 August 2021	7,135,000	283,462	7,418,462
	<hr/>	<hr/>	<hr/>
<b>DEPRECIATION</b>			
At 1 September 2020	-	160,546	160,546
Charge for year	-	15,114	15,114
	<hr/>	<hr/>	<hr/>
At 31 August 2021	-	175,660	175,660
	<hr/>	<hr/>	<hr/>
<b>NET BOOK VALUE</b>			
At 31 August 2021	7,135,000	107,802	7,242,802
	<hr/>	<hr/>	<hr/>
At 31 August 2020	6,549,000	100,944	6,649,944
	<hr/>	<hr/>	<hr/>

Cost or valuation at 31 August 2021 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation in 2021	7,135,000	283,462	7,418,462
	<hr/>	<hr/>	<hr/>

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

	2021 £	2020 £
Cost	2,581,710	2,581,710
	<hr/>	<hr/>

Investment properties were valued on an open market basis on 31 August 2021 by the director.

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Other debtors	-	36,000
	<hr/>	<hr/>

**CENTRAL PROPERTIES (SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 AUGUST 2021**

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021	2020
	£	£
Bank loans and overdrafts	23,339	22,686
Taxation and social security	10,577	10,577
Other creditors	225,971	330,146
	<u>259,887</u>	<u>363,409</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2021	2020
	£	£
Bank loans	273,823	297,163
Other creditors	2,841,070	2,841,070
	<u>3,114,893</u>	<u>3,138,233</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>174,550</u>	<u>198,081</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	2021	2020
	£	£
Bank loans	297,162	319,849
Mortgages	2,841,070	2,841,070
	<u>3,138,232</u>	<u>3,160,919</u>

Mortgages are secured by charges over the company's freehold properties and by a guarantee from the director and are interest only.

**9. RESERVES**

	Revaluation reserve £
At 1 September 2020	4,217,290
Revaluation surplus	<u>586,000</u>
At 31 August 2021	<u>4,803,290</u>



**CENTRAL PROPERTIES (SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 AUGUST 2021**

**10. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the years ended 31 August 2021 and 31 August 2020:

	2021 £	2020 £
<b>P J Judd</b>		
Balance outstanding at start of year	(270,209)	97,693
Amounts advanced	521,543	287,098
Amounts repaid	(408,464)	(655,000)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(157,130)</u>	<u>(270,209)</u>

**CENTRAL PROPERTIES (SOUTHERN) LIMITED**

**REPORT OF THE ACCOUNTANTS TO THE DIRECTOR OF  
CENTRAL PROPERTIES (SOUTHERN) LIMITED**

**The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.**

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 31 August 2021 set out on pages three to nine and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.



A B A  
Chartered Accountants  
Branksome Cottage  
Spring Road  
Lymington  
Hampshire  
SO41 3SQ

Date: 15/04/2022