

**Unaudited Financial Statements**  
**for the Year Ended 31 March 2021**  
**for**  
**Hampshire County Estates Limited**

A J Wheeler Limited  
338 London Road  
Portsmouth  
Hampshire  
PO2 9JY

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for the Year Ended 31 March 2021**

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**Hampshire County Estates Limited**

**Company Information  
for the Year Ended 31 March 2021**

**DIRECTOR:** N A Faulkner FRICS

**REGISTERED OFFICE:** 11 Little Park Farm Road  
Fareham  
Hampshire  
PO15 5SN

**REGISTERED NUMBER:** 02787076 (England and Wales)

**ACCOUNTANTS:** A J Wheeler Limited  
338 London Road  
Portsmouth  
Hampshire  
PO2 9JY

**Balance Sheet**  
**31 March 2021**

	Notes	2021 £	£	2020 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		1,844,850		1,119,851
Investments	5		<u>600,000</u>		<u>600,000</u>
			2,444,850		1,719,851
<b>CURRENT ASSETS</b>					
Debtors	6	79,613		49,748	
Cash at bank		<u>2,421</u>		<u>4,050</u>	
		82,034		53,798	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>31,353</u>		<u>34,745</u>	
<b>NET CURRENT ASSETS</b>			<u>50,681</u>		<u>19,053</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,495,531		1,738,904
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<u>426,709</u>		<u>371,540</u>
<b>NET ASSETS</b>			<u>2,068,822</u>		<u>1,367,364</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			201,000		201,000
Revaluation reserve	9		1,648,032		923,033
Retained earnings			<u>219,790</u>		<u>243,331</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>2,068,822</u>		<u>1,367,364</u>

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

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

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 30 June 2021 and were signed by:

N A Faulkner FRICS - Director

**Notes to the Financial Statements  
for the Year Ended 31 March 2021**

**1. STATUTORY INFORMATION**

Hampshire County Estates 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.

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2020 - 2).

**4. TANGIBLE FIXED ASSETS**

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST OR VALUATION</b>			
At 1 April 2020	1,119,850	40,150	1,160,000
Revaluations	724,999	-	724,999
At 31 March 2021	<u>1,844,849</u>	<u>40,150</u>	<u>1,884,999</u>
<b>DEPRECIATION</b>			
At 1 April 2020	-	40,149	40,149
and 31 March 2021	<u>-</u>	<u>40,149</u>	<u>40,149</u>
<b>NET BOOK VALUE</b>			
At 31 March 2021	<u>1,844,849</u>	<u>1</u>	<u>1,844,850</u>
At 31 March 2020	<u>1,119,850</u>	<u>1</u>	<u>1,119,851</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2021

4. **TANGIBLE FIXED ASSETS - continued**

Cost or valuation at 31 March 2021 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation in 2021	1,277,632	-	1,277,632
Cost	<u>567,217</u>	<u>40,150</u>	<u>607,367</u>
	<u>1,844,849</u>	<u>40,150</u>	<u>1,884,999</u>

Little Park Farm was originally purchased in 2016 and the director has revalued this for current market values.

Following a review of the ground rental portfolio it was established that a number of blocks were due for review. These ground rents have been duly reviewed in accordance with the lease terms and revalued to reflect current market conditions.

Following the successful disposal of a number of private residential housing estates, clearly reflected in the increased turnover for the year, the director has revalued the remaining assets in line with market conditions.

5. **FIXED ASSET INVESTMENTS**

During the year the company held all the share capital in the following small, close, limited companies:

Steadfast Management Limited  
Marlborough House Developments Limited  
The Gardens Office Village Limited  
Giorgia Limited

Steadfast Management Limited

The value of the shareholding has increased because a number of private residential housing development sites were sold to the owners, this is reflected in the increased company turnover, and the directors have revalued the remaining sites to reflect current market conditions.

Marlborough House Developments Limited

This company was acquired in 2017 and its principle asset was under offer for disposal during the year. The disposal did not occur but the director has revalued the company to reflect its current market value.

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

	2021 £	2020 £
Trade debtors	28,304	32,365
Amounts owed by group undertakings	-	4,432
Other debtors	<u>51,309</u>	<u>12,951</u>
	<u>79,613</u>	<u>49,748</u>

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

	2021 £	2020 £
Trade creditors	28,706	23,808
Taxation and social security	247	9,737
Other creditors	<u>2,400</u>	<u>1,200</u>
	<u>31,353</u>	<u>34,745</u>

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

	2021 £	2020 £
Other creditors	<u>426,709</u>	<u>371,540</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2021

9. **RESERVES**

	Revaluation reserve
	£
At 1 April 2020	923,033
Revaluation in the year	<u>724,999</u>
At 31 March 2021	<u>1,648,032</u>

10. **CONTINGENT LIABILITIES**

A pension is paid to, Mr J A Faulker and Mrs E M Faulkner, the former full time working shareholders as part of the sale of their business interest in the company. On review it is expected that the company will need to pay a further £100,000 as part of the retirement deed conditions.

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.