

CHARMINSTER CLOSE FREEHOLD LTD

**Company Registration Number:
10318735 (England and Wales)**

Unaudited abridged accounts for the year ended 31 December 2017

Period of accounts

Start date: 09 August 2016

End date: 31 December 2017

CHARMINSTER CLOSE FREEHOLD LTD

Balance sheet

As at 31 December 2017

	<i>Notes</i>	<i>17 months to 31 December 2017</i>
		£
Fixed assets		
Tangible assets:	2	377,053
Total fixed assets:		<u>377,053</u>
Current assets		
Cash at bank and in hand:		1
Total current assets:		<u>1</u>
Creditors: amounts falling due within one year:	3	(377,053)
Net current assets (liabilities):		<u>(377,052)</u>
Total assets less current liabilities:		1
Total net assets (liabilities):		<u>1</u>
Capital and reserves		
Called up share capital:		1
Shareholders funds:		<u>1</u>

The notes form part of these financial statements

CHARMINSTER CLOSE FREEHOLD LTD

Balance sheet statements

For the year ending 31 December 2017 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 09 May 2018
and signed on behalf of the board by:**

Name: John R Morris
Status: Director

The notes form part of these financial statements

CHARMINSTER CLOSE FREEHOLD LTD

Notes to the Financial Statements

for the Period Ended 31 December 2017

1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

CHARMINSTER CLOSE FREEHOLD LTD

Notes to the Financial Statements

for the Period Ended 31 December 2017

2. Tangible Assets

	Total
Cost	£
Additions	377,053
At 31 December 2017	<u>377,053</u>
Net book value	
At 31 December 2017	<u><u>377,053</u></u>

CHARMINSTER CLOSE FREEHOLD LTD

Notes to the Financial Statements

for the Period Ended 31 December 2017

3. Creditors: amounts falling due within one year note

During the period the company borrowed funds from 22 of the 30 leaseholders at Charminster Close, Swindon who participated in the collective freehold enfranchisement of the site. The funds received were used by the company to buy the freehold of the site. Within the next year the company will issue new 999 year leases to the 22 participating leaseholders with the cost deducted from the funds already received. Lease extensions will also be granted to the remaining 8 leaseholders at undetermined dates in the future. Proceeds from the lease extensions will be used to repay the funds received.