

Company Registration No. 08703951 (England and Wales)

3XT Properties Limited

**Unaudited financial statements
for the year ended 31 December 2022**

Pages for filing with the registrar

3XT Properties Limited

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3XT Properties Limited

Statement of financial position
As at 31 December 2022

	Notes	£	2022 £	£	2021 £
Fixed assets					
Investment properties	3		1,475,000		1,475,000
Current assets					
Cash at bank and in hand		9,557		7,271	
Creditors: amounts falling due within one year	4	(96,835)		(95,260)	
Net current liabilities			(87,278)		(87,989)
Total assets less current liabilities			1,387,722		1,387,011
Creditors: amounts falling due after more than one year	5		(1,126,038)		(1,125,674)
Net assets			261,684		261,337
Capital and reserves					
Called up share capital			100		100
Profit and loss reserves			261,584		261,237
Total equity			261,684		261,337

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 December 2022 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.

3XT Properties Limited

Statement of financial position (continued)

As at 31 December 2022

The financial statements were approved by the board of directors and authorised for issue on 19 August 2023 and are signed on its behalf by:

Robin Longden

Director

Company Registration No. 08703951 (England and Wales)

3XT Properties Limited

Notes to the financial statements For the year ended 31 December 2022

1 Accounting policies

Company information

3XT Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 6 Lime Avenue, Blackmore End, Wheathampstead, Hertfordshire, AL4 8LG.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies (continued)

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

3XT Properties Limited

Notes to the financial statements (continued)

For the year ended 31 December 2022

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2022 Number	2021 Number
Total	2	2

3 Investment property

	2022 £
Fair value	
At 1 January 2022 and 31 December 2022	1,475,000

The investment property was revalued as at 31 December 2021 to £1,475,000.

4 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	96,835	95,260

5 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Mortgages	928,240	928,576
Amounts due to group undertakings	197,798	197,098
	1,126,038	1,125,674

The long-term loans are secured by fixed charges over the properties.

3XT Properties Limited

Notes to the financial statements (continued)

For the year ended 31 December 2022

6 Related party transactions

	2022	2021
Amounts due to related parties	£	£
Entities with control, joint control or significant influence over the company	197,798	197,098
Other related parties	2,319	569
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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.