

Oaks Rock Property Ltd

Annual Report and Unaudited Financial Statements
for the Period from 6 March 2017 to 31 March 2018

Harbour Key Limited
Midway House
Staverton Technology Park
Herrick Way, Staverton
CHELTENHAM
Gloucestershire
GL51 6TQ

Oaks Rock Property Ltd

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Oaks Rock Property Ltd

Company Information

Directors Mr Michael Ian Warren
Mrs Kathryn Frances Warren

Registered office 21 Greenside
Walton
WAKEFIELD
WF2 6NN

Accountants Harbour Key Limited
Midway House
Staverton Technology Park
Herrick Way, Staverton
CHELTENHAM
Gloucestershire
GL51 6TQ

**Accountants' Report to the Board of Directors on the Preparation of the Unaudited Statutory
Accounts of
for the Period Ended 31 March 2018**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Oaks Rock Property Ltd for the period ended 31 March 2018 as set out on pages 3 to 6 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Oaks Rock Property Ltd, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Oaks Rock Property Ltd and state those matters that we have agreed to state to the Board of Directors of Oaks Rock Property Ltd, as a body. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Oaks Rock Property Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Oaks Rock Property Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Oaks Rock Property Ltd. You consider that Oaks Rock Property Ltd is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the accounts of Oaks Rock Property Ltd. 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 accounts.

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Harbour Key Limited
Midway House
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GL51 6TQ

14 June 2018

Oaks Rock Property Ltd
(Registration number: 10653974)
Balance Sheet as at 31 March 2018

	Note	2018 £
Fixed assets		
Investment property	<u>3</u>	190,212
Current assets		
Debtors		700
Cash at bank and in hand		<u>8,164</u>
		8,864
Creditors: Amounts falling due within one year	<u>4</u>	<u>(196,628)</u>
Net current liabilities		<u>(187,764)</u>
Net assets		<u><u>2,448</u></u>
Capital and reserves		
Called up share capital		100
Profit and loss account		<u>2,348</u>
Total equity		<u><u>2,448</u></u>

For the financial period ending 31 March 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages 5 to 6 form an integral part of these financial statements.

Oaks Rock Property Ltd
(Registration number: 10653974)
Balance Sheet as at 31 March 2018

Approved and authorised by the Board on 14 June 2018 and signed on its behalf by:

.....

Mr Michael Ian Warren

Director

.....

Mrs Kathryn Frances Warren

Director

The notes on pages 5 to 6 form an integral part of these financial statements.
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Oaks Rock Property Ltd

Notes to the Financial Statements for the Period from 6 March 2017 to 31 March 2018

1 General information

The company is a private company limited by share capital incorporated in England and Wales.

The address of its registered office is:

21 Greenside
Walton
WAKEFIELD
WF2 6NN

These financial statements were authorised for issue by the Board on 14 June 2018.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Oaks Rock Property Ltd

Notes to the Financial Statements for the Period from 6 March 2017 to 31 March 2018

3 Investment properties

	2018
	£
Additions	<u>190,212</u>

There has been no valuation of investment property by an independent valuer.

4 Creditors

	2018
	£
Due within one year	
Amounts owed to directors	195,118
Other creditors	<u>1,510</u>
	<u>196,628</u>

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.