

REGISTERED NUMBER: 08781315 (England and Wales)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

FOR

GRENDAL PROPERTY INVESTMENTS LIMITED

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For The Year Ended 31 March 2019

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GRENDDEL PROPERTY INVESTMENTS LIMITED

COMPANY INFORMATION
For The Year Ended 31 March 2019

DIRECTOR: J R Wright

REGISTERED OFFICE: The Old Farmhouse
29 Banbury Road
Chacombe
Banbury
OX17 2JN

REGISTERED NUMBER: 08781315 (England and Wales)

ACCOUNTANTS: James
Chartered Accountants
6 Beaconsfield Road
Clifton
Bristol
BS8 2TS

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
GREDEL PROPERTY INVESTMENTS 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 Abridged Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Grendel Property Investments Limited for the year ended 31 March 2019 which comprise the Abridged Income Statement, Abridged Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Grendel Property Investments Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Grendel Property Investments Limited and state those matters that we have agreed to state to the director of Grendel Property Investments Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Grendel Property Investments Limited and its director for our work or for this report.

It is your duty to ensure that Grendel Property Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Grendel Property Investments Limited. You consider that Grendel Property Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Grendel Property Investments Limited. 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 financial statements.

James
Chartered Accountants
6 Beaconsfield Road
Clifton
Bristol
BS8 2TS

4 December 2019

ABRIDGED BALANCE SHEET
31 March 2019

	Notes	2019 £	£	2018 £	£
FIXED ASSETS					
Tangible assets	3		2,504,969		3,976,891
CURRENT ASSETS					
Debtors		24,201		-	
Cash at bank and in hand		<u>424,372</u>		<u>129,967</u>	
		448,573		129,967	
CREDITORS					
Amounts falling due within one year		<u>1,220,098</u>		<u>616,946</u>	
NET CURRENT LIABILITIES			<u>(771,525)</u>		<u>(486,979)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,733,444		3,489,912
CREDITORS					
Amounts falling due after more than one year			(1,141,155)		(2,223,655)
PROVISIONS FOR LIABILITIES			<u>(10,792)</u>		<u>(191,792)</u>
NET ASSETS			<u><u>581,497</u></u>		<u><u>1,074,465</u></u>
CAPITAL AND RESERVES					
Called up share capital			4		4
Revaluation reserve	5		-		746,786
Retained earnings			<u>581,493</u>		<u>327,675</u>
SHAREHOLDERS' FUNDS			<u><u>581,497</u></u>		<u><u>1,074,465</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2019 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 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.
- (b)

ABRIDGED BALANCE SHEET - continued
31 March 2019

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 31 March 2019 in accordance with Section 444(2A) of the Companies Act 2006.

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 on 4 December 2019 and were signed by:

J R Wright - Director

**NOTES TO THE FINANCIAL STATEMENTS
For The Year Ended 31 March 2019**

1. STATUTORY INFORMATION

Grendel Property Investments 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 represents rents receivable.

Tangible fixed assets

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

Land and buildings - Straight line over the term of the lease

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 31 March 2019

3. TANGIBLE FIXED ASSETS

	Totals £
COST OR VALUATION	
At 1 April 2018	4,068,448
Additions	431,880
Disposals	(945,497)
Revaluations	(927,786)
At 31 March 2019	<u>2,627,045</u>
DEPRECIATION	
At 1 April 2018	91,557
Charge for year	30,519
At 31 March 2019	<u>122,076</u>
NET BOOK VALUE	
At 31 March 2019	<u>2,504,969</u>
At 31 March 2018	<u>3,976,891</u>

Property was valued by Lambert, Smith and Hampton, Chartered Surveyors during October/November 2017. The asset holding value was uplifted to reflect the excess of value over original cost. The revalued property was sold during the year and all remaining property is shown at original cost.

4. SECURED DEBTS

The following secured debts are included within creditors:

	2019 £	2018 £
Bank loans	<u>820,000</u>	<u>1,722,500</u>

The bank loan is secured on the company's property.

5. RESERVES

	Revaluation reserve £
At 1 April 2018	746,786
On disposal	(746,786)
At 31 March 2019	<u>-</u>

6. ULTIMATE CONTROLLING PARTY

The controlling parties are J R Wright and F C Wright.

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.