

Registered number
03451434

Earlby Property Investment and Consultancy Limited

Filleled Accounts

31 October 2022

Earlby Property Investment and Consultancy Limited**Registered number:** 03451434**Balance Sheet****as at 31 October 2022**

| | Notes | 2022 £ | 2021 £ |
|--|-------|------------------|------------------|
| Fixed assets | | | |
| Investments | 4 | 1,525,000 | 1,595,000 |
| Current assets | | | |
| Debtors | 5 | 943 | 1,090 |
| Cash at bank and in hand | | 44,759 | 22,051 |
| | | <u>45,702</u> | <u>23,141</u> |
| Creditors: amounts falling due within one year | 6 | (112,500) | (110,633) |
| Net current liabilities | | <u>(66,798)</u> | <u>(87,492)</u> |
| Total assets less current liabilities | | <u>1,458,202</u> | <u>1,507,508</u> |
| Creditors: amounts falling due after more than one year | 7 | (263,902) | (352,546) |
| Provisions for liabilities | | (30,000) | (60,000) |
| Net assets | | <u>1,164,300</u> | <u>1,094,962</u> |
| Capital and reserves | | | |
| Called up share capital | | 100 | 100 |
| Profit and loss account | | 1,164,200 | 1,094,862 |
| Shareholders' funds | | <u>1,164,300</u> | <u>1,094,962</u> |

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

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

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

C L Searle

Director

Approved by the board on 3 March 2023

Earlby Property Investment and Consultancy Limited

Notes to the Accounts

for the year ended 31 October 2022

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Turnover

Turnover is measured at the fair value of the consideration received or receivable.

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

| | |
|---|------------------------------|
| Computer equipment | 33% on a straight line basis |
| Fixtures, fittings, tools and equipment | 15% on a straight line basis |

Investment properties

Investment properties are revalued annually by the directors. The revaluation surplus / deficit is credited / charged directly to the profit and loss account in accordance with the provisions of FRS102.

Deferred tax is provided on the cumulative revaluation surplus.

The cumulative revaluation gain, net of the deferred tax thereon, is credited to the profit and loss reserve in the balance sheet. The cumulative revaluation gain is a non-distributable reserve.

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

Taxation

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax

rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

2 Employees

| | 2022 Number | 2021 Number |
|---|----------------|----------------|
| Average number of persons employed by the company | <u>2</u> | <u>-</u> |

3 Exceptional item

During year ended 31 October 2021 a loan of £113,850 from CA4 Limited, a related company, was waived by that company. Accordingly the Profit and Loss Account includes an exceptional gain of £113,850 relating to the waiving of the loan creditor.

3 Tangible fixed assets

| | Plant and machinery etc £ |
|-----------------------|------------------------------------|
| Cost | |
| At 1 November 2021 | 4,246 |
| At 31 October 2022 | <u>4,246</u> |
| Depreciation | |
| At 1 November 2021 | 4,246 |
| At 31 October 2022 | <u>4,246</u> |
| Net book value | |
| At 31 October 2022 | <u>-</u> |

4 Investments

| | Investment properties £ |
|------------------------|-------------------------------|
| Valuation | |
| At 1 November 2021 | 1,595,000 |
| Disposals | (95,000) |
| Revaluation | 25,000 |
| At 31 October 2022 | <u>1,525,000</u> |
| Historical cost | |
| At 1 November 2021 | <u>1,184,874</u> |

At 31 October 2022

1,139,664

| | | |
|------------------|-------------|-------------|
| 5 Debtors | 2022 | 2021 |
| | £ | £ |

| | | |
|---------------|-----|-------|
| Other debtors | 943 | 1,090 |
|---------------|-----|-------|

| | | |
|---|-------------|-------------|
| 6 Creditors: amounts falling due within one year | 2022 | 2021 |
| | £ | £ |

| | | |
|---------------------------------------|----------------|----------------|
| Bank loans and overdrafts | 5,769 | - |
| Other taxes and social security costs | 10,000 | 9,700 |
| Other creditors | 96,731 | 100,933 |
| | <u>112,500</u> | <u>110,633</u> |

| | | |
|--|-------------|-------------|
| 7 Creditors: amounts falling due after one year | 2022 | 2021 |
| | £ | £ |

| | | |
|------------|---------|---------|
| Bank loans | 263,902 | 352,546 |
|------------|---------|---------|

| | | |
|----------------|-------------|-------------|
| 8 Loans | 2022 | 2021 |
| | £ | £ |

Creditors include:

| | | |
|---------------|---------|---------|
| Secured loans | 245,440 | 322,546 |
|---------------|---------|---------|

The loans are secured by a charge against investment properties.

9 Related party transactions

| | |
|-------------|-------------|
| 2022 | 2021 |
| £ | £ |

CA4 Limited

C L Searle and J Searle are also directors of CA4 Limited

| | | |
|------------------------------|---|---------|
| Creditor written off in year | - | 113,850 |
|------------------------------|---|---------|

10 Other information

Earlby Property Investment and Consultancy Limited is a private company limited by shares and incorporated in England. Its registered office is:

75 Old Station Road

Bromsgrove

Worcestershire

B60 2AE

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