

Registered number  
10575208

Kestrel Properties Limited  
Unaudited Accounts  
for the year ended  
31 January 2023

**Kestrel Properties Limited**  
**Balance Sheet**  
**as at 31 January 2023**

	Notes	2023 £	2022 £
Fixed assets			
Tangible assets	3	338,400	338,400
		338,400	338,400
Current assets			
Cash at bank and in hand	9,317	7,578	
	9,317	7,578	
<b>Creditors:</b> amounts falling due within one year	4 (35,654)	(34,087)	
Net current assets / (liabilities)		(26,337)	(26,509)
Total assets less current liabilities		312,063	311,891
<b>Creditors:</b> amounts falling due after more than one year	5	(249,050)	(250,001)
Provisions for liabilities		(0)	(0)
Accruals and deferred income		(1,980)	(1,908)
Total net assets (liabilities)		61,033	59,982
Capital and reserves			
Called up share capital	6	100	100
Revaluation reserve		51,515	51,515
Profit and loss account		9,418	8,367
Shareholders' funds		61,033	59,982

Kestrel Properties Limited  
Balance Sheet  
as at 31 January 2023

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

The directors have not delivered a copy of the company's Profit and Loss account as permitted by s444(5A) of the Companies Act 2006.

For the year ending 31 January 2023 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.

Signed on behalf of the board of directors

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Mr S Johnson

Director

Approved by the board on 9 March 2023

Company Number: 10575208 (a Private Company Limited by Shares registered in England and Wales)

Registered Office:

Cherry Lodge, 21 Hutton Hill  
Hutton  
Weston-super-mare  
Somerset  
BS24 9TU  
England

## 1. Accounting policies

### Basis of preparation of financial statements

These financial statements have been prepared under the historic cost convention in accordance with the accounting policies set out below and with section 1A of FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Companies Act 2006. The presentation currency is sterling.

### Going concern basis

The accounts have been prepared on the assumption that the company is able to carry on business as a going concern for the foreseeable future.

### Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

### Tangible fixed assets depreciation policy

Tangible fixed assets are stated at cost less accumulated depreciation and impairment losses. Depreciation is provided, after taking account of any grants receivable, at rates calculated to write off the cost of fixed assets, less the estimated residual value, over their estimated useful lives.

### Investment property

Investment property is included at fair value, with any gains recognised in the profit and loss account for the period in which they occurred. Deferred tax is recognised on these gains at the rate expected to apply when the property is sold.

### Financial instruments

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares that are measured at fair value. Derivative financial instruments are initially recorded at cost and thereafter at fair value. All changes in fair value are recognised in the profit or loss account in the period in which they occurred.

## 2. Employees

	2023	2022
Average number of employees during the period	2	2

## 3. Tangible fixed assets

	Investment properties	Total
Cost or valuation	£	£
At 1 February 2022	338,400	338,400
At 31 January 2023	338,400	338,400
Depreciation		
At 31 January 2023	0	0
Net book value		
At 31 January 2023	338,400	338,400
At 31 January 2022	338,400	338,400

**4. Creditors: amounts falling due within one year**

	2023	2022
	£	£
Trade creditors	3,040	1,350
Taxation & social security	247	194
Other creditors	32,367	32,543
	35,654	34,087

**5. Creditors: amounts falling due after one year**

	2023	2022
	£	£
Bank Loans & overdrafts	175,001	175,001
Other	74,049	75,000
	249,050	250,001

**6. Share capital**

	2023	2022
	£	£
Allotted, called up and fully paid:		
100 (2022: 100) A Ordinary shares of £1.00 each	100	100
	100	100

**7. Borrowings**

	2023	2022
	£	£
Creditors repayable in more than five years:		
Total non-instalment amounts due	249,050	250,001
Total	249,050	250,001

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.