

**Unaudited Financial Statements for the Year Ended 30 November 2022**

**for**

**Pipton Properties Ltd**

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for the Year Ended 30 November 2022**

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**Pipton Properties Ltd (Registered number: 10503898)**

**Balance Sheet**

**30 November 2022**

		<b>30.11.22</b>	<b>30.11.21</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	4	459,690	414,475
<b>Current assets</b>			
Debtors	5	12,867	811
Cash at bank		<u>106,416</u>	<u>6,961</u>
		119,283	7,772
<b>Creditors</b>			
Amounts falling due within one year	6	<u>(593,095)</u>	<u>(2,182)</u>
<b>Net current (liabilities)/assets</b>		<u>(473,812)</u>	<u>5,590</u>
<b>Total assets less current liabilities</b>		(14,122)	420,065
<b>Creditors</b>			
Amounts falling due after more than one year	7	<u>-</u>	<u>(417,891)</u>
<b>Net (liabilities)/assets</b>		<u>(14,122)</u>	<u>2,174</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Retained earnings		<u>(14,222)</u>	<u>2,074</u>
		<u>(14,122)</u>	<u>2,174</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- 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.

The notes form part of these financial statements

**Balance Sheet - continued**

**30 November 2022**

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

In accordance with Section 444 of the Companies Act 2006, the Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 15 May 2023 and were signed on its behalf by:

Mr A J Freezer - Director

Ms P C Dyer - Director

**Notes to the Financial Statements  
for the Year Ended 30 November 2022**

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**1. Statement of compliance**

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.

**2. Accounting policies**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention.

**Critical accounting judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

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

Freehold property                      - Held at cost

**Notes to the Financial Statements - continued**  
**for the Year Ended 30 November 2022**

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**2. Accounting policies - continued**

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised. 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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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.

**Notes to the Financial Statements - continued**  
for the Year Ended 30 November 2022

2. **Accounting policies - continued**

**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.

**Going concern**

At 30th November 2022 the companies liabilities exceeded it's assets by £14,122. As at 30th November 2022 the company owed directors £101,767 and it is on this continued support that the company continues to trade.

3. **Employees and directors**

The average number of employees during the year was 2 (2021 - 2) .

4. **Tangible fixed assets**

	<b>Freehold property £</b>
<b>Cost</b>	
At 1 December 2021	414,475
Additions	<u>45,215</u>
At 30 November 2022	<u>459,690</u>
<b>Net book value</b>	
At 30 November 2022	<u>459,690</u>
At 30 November 2021	<u>414,475</u>

5. **Debtors: amounts falling due within one year**

	<b>30.11.22 £</b>	<b>30.11.21 £</b>
Tax	486	-
VAT	9,045	211
Deferred tax asset	3,336	-
Accrued income	<u>-</u>	<u>600</u>
	<u><u>12,867</u></u>	<u><u>811</u></u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 30 November 2022**

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

	<b>30.11.22</b>	<b>30.11.21</b>
	<b>£</b>	<b>£</b>
Trade creditors	819	-
Tax	-	486
Raingear Irrigation loan	301,445	-
AJ Freezer Water Services Loan	188,064	-
Directors' current accounts	101,767	1,196
Accruals and deferred income	1,000	500
	<u>593,095</u>	<u>2,182</u>

**7. Creditors: amounts falling due after more than one year**

	<b>30.11.22</b>	<b>30.11.21</b>
	<b>£</b>	<b>£</b>
Raingear Irrigation loan	-	265,020
A J Freezer loan	-	152,871
	<u>-</u>	<u>417,891</u>

**8. Related party transactions**

**Raingear Irrigation Limited**

Company under common control.

During the year ending 30th November 2022, Raingear Irrigation Limited loan Pipton Properties Ltd £301,445 (2021:£265,020) to fund an acquisition of a property. This loan is interest free and repayable on demand.

**A J Freezer Water Services Limited**

Company under common control.

During the year ending 30th November 2022, A J Freezer Water Services Limited loaned Pipton Properties Ltd £188,064 (2021:£152,871) to fund an acquisition of a property. This loan is interest free and repayable on demand.

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.