

Unaudited Financial Statements for the Year Ended 31 October 2022

for

Grovemoor Properties Limited

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for the Year Ended 31 October 2022**

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Grovemoor Properties Limited (Registered number: SC208332)

Balance Sheet
31 October 2022

	Notes	2022 £	2021 £
FIXED ASSETS			
Tangible assets	4	38	51
Investment property	5	<u>1,850,000</u>	<u>3,150,000</u>
		<u>1,850,038</u>	<u>3,150,051</u>
CURRENT ASSETS			
Debtors	6	12,042	16,878
Cash at bank		<u>63,413</u>	<u>171,703</u>
		75,455	188,581
CREDITORS			
Amounts falling due within one year	7	<u>(120,154)</u>	<u>(96,505)</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(44,699)</u>	<u>92,076</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,805,339	3,242,127
CREDITORS			
Amounts falling due after more than one year	8	<u>(592,740)</u>	<u>(1,880,224)</u>
NET ASSETS		<u>1,212,599</u>	<u>1,361,903</u>
CAPITAL AND RESERVES			
Called up share capital		210,184	210,184
Share premium	10	240,020	240,020
Fair value reserve	10	497,041	595,782
Retained earnings	10	<u>265,354</u>	<u>315,917</u>
SHAREHOLDERS' FUNDS		<u>1,212,599</u>	<u>1,361,903</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2022 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
- (b) 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
31 October 2022

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 Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 28 July 2023 and were signed by:

L M Crawford - Director

**Notes to the Financial Statements
for the Year Ended 31 October 2022**

1. STATUTORY INFORMATION

Grovemoor Properties Limited is a private company, limited by shares, registered in Scotland. The company's registered number and registered office address are as below:

Registered number:	SC208332
Registered office:	22 Pendicle Road Bearsden Glasgow G61 1DY

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Significant judgements and estimates

In applying the company's accounting policies, management is required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised and estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The significant judgement and key source of estimation uncertainty that has a significant effect on the amounts recognised in the financial statements is the valuation of investment properties, which as stated in Note 6, is stated at fair value based on the valuation performed by the director.

Turnover

Turnover represents rents receivable and outlays recoverable from tenants for the period and the proceeds of sale of trading properties, excluding value added tax.

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.

Office equipment - 25% on reducing balance

Investment property

Investment properties, which are properties held to earn rentals and/or capital appreciation, are accounted for as follows:

- (a) Initially recognised at cost, which includes the purchase cost and any directly attributable expenditure.
- (b) Revalued annually at each balance sheet date to their fair value where this can be measured reliably. The surplus or deficit arising on revaluation in the financial year is recognised in the income statement for that year. Revaluation gains and losses are accumulated in a non distributable Fair Value Equity Reserve in the Balance Sheet
- (c) No depreciation is provided in respect of Investment Properties.
- (d) No tax is payable on the revaluation gains or losses until such time as there is a disposal of the properties.
- (e) Deferred tax is provided on any revaluation gains at the rate expected to apply when a property is sold.
- (f) Properties are accounted for at the date of legal completion.

Notes to the Financial Statements - continued
for the Year Ended 31 October 2022

2. ACCOUNTING POLICIES - continued

Financial instruments

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments being cash at bank, debtors, prepaid costs, creditors, accrued costs and bank loan. Basic financial instruments are recognised at initial transaction price which is the amount due to be received or paid and are not amortised.

Debtors being monetary amounts due to be received by the company are recognised at the settlement amount due. Prepaid expenses are valued at the amount of expense prepaid at the balance sheet date.

Creditors being amounts due to be paid by the company are recognised at the settlement amount to be paid. Accrued expenses are valued at the costs applicable to the period to the balance sheet date that will be paid after that date.

The bank loan is recognised at the fixed amount to be repaid.

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 and in respect of revaluation gains on investment properties.

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.

3. EMPLOYEES AND DIRECTORS

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

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 November 2021 and 31 October 2022	348
DEPRECIATION	
At 1 November 2021	297
Charge for year	13
At 31 October 2022	310
NET BOOK VALUE	
At 31 October 2022	38
At 31 October 2021	51

Notes to the Financial Statements - continued
for the Year Ended 31 October 2022

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 November 2021	3,150,000
Additions	33,618
Disposals	(1,300,000)
Revaluations	(33,618)
At 31 October 2022	<u>1,850,000</u>
NET BOOK VALUE	
At 31 October 2022	<u>1,850,000</u>
At 31 October 2021	<u>3,150,000</u>

Fair value at 31 October 2022 is represented by:

	£
Valuation in 2022	(795,779)
Cost	<u>2,645,779</u>
	<u>1,850,000</u>

Investment properties are carried at an open market value of £1,850,000. This valuation represents the director's opinion of fair value as at 31 October 2022.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade debtors	6,375	1,250
Tax	-	2,004
VAT	3,648	10,188
Prepayments	<u>2,019</u>	<u>3,436</u>
	<u>12,042</u>	<u>16,878</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	37,320	29,909
Directors' current accounts	32,219	30,531
Accrued expenses	<u>50,615</u>	<u>36,065</u>
	<u>120,154</u>	<u>96,505</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Bank loans due after 5 years	511,090	1,728,574
Directors' loan accounts	<u>81,650</u>	<u>151,650</u>
	<u>592,740</u>	<u>1,880,224</u>

Notes to the Financial Statements - continued
for the Year Ended 31 October 2022

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

	2022 £	2021 £
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans due after 5 years	<u>511,090</u>	<u>1,728,574</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	2022 £	2021 £
Bank loans	<u>511,090</u>	<u>1,728,574</u>

10. **RESERVES**

	Retained earnings £	Share premium £	Fair value reserve £	Totals £
At 1 November 2021	315,917	240,020	595,782	1,151,719
Deficit for the year	(149,304)	-	-	(149,304)
Transferred to retained profit - realised on sale of properties	<u>98,741</u>	<u>-</u>	<u>(98,741)</u>	<u>-</u>
At 31 October 2022	<u>265,354</u>	<u>240,020</u>	<u>497,041</u>	<u>1,002,415</u>

The above fair value reserve is the non distributable profit on revaluation of an investment property.

11. **DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

Creditors due within one year include £32,219 (2021 - Creditor £30,532) due to L.M. Crawford and his wife in respect of finance provided by them to the company. This loan is interest free and repayable on demand.

Creditors due after more than one year include £81,650 (2021 - £151,650) due to L.M. Crawford and his wife in respect of finance provided by them to the company. Interest of 5% per annum is charged on this loan.

Mr Crawford has provided a guarantee to the bank lender limited to £270,000 plus interest and costs.

12. **ULTIMATE CONTROLLING PARTY**

The controlling party is L M Crawford.

**Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Grovemoor Properties 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 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 Grovemoor Properties Limited for the year ended 31 October 2022 which comprise the Income Statement, 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 ICAS, we are subject to its ethical and other professional requirements which are detailed at <http://www.icas.com/accountspreparationguidance>.

This report is made solely to the director of Grovemoor Properties Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Grovemoor Properties Limited and state those matters that we have agreed to state to the director of Grovemoor Properties Limited in this report in accordance with the requirements of ICAS as detailed at <http://www.icas.com/accountspreparationguidance>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Grovemoor Properties 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 loss of Grovemoor Properties Limited. You consider that Grovemoor Properties 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 Grovemoor Properties 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.

Parkhill Mackie & Co.
Chartered Accountants
60 Wellington Street
Glasgow
G2 6HJ

28 July 2023

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.