

**REGISTERED NUMBER: 02215986 (England and Wales)**

**VINTAGE HOMES LIMITED**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

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FOR THE YEAR ENDED 31 DECEMBER 2021**

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**STATEMENT OF FINANCIAL POSITION**  
**31 DECEMBER 2021**

	Notes	31.12.21 £	31.12.20 £
<b>FIXED ASSETS</b>			
Tangible assets	4	-	-
Investment property	5	<u>375,000</u>	<u>375,000</u>
		<u>375,000</u>	<u>375,000</u>
<b>CURRENT ASSETS</b>			
Cash at bank		56,039	83,082
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>(214,767)</u>	<u>(252,595)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(158,728)</u>	<u>(169,513)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>216,272</u>	<u>205,487</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		50,100	50,100
Retained earnings		<u>166,172</u>	<u>155,387</u>
		<u>216,272</u>	<u>205,487</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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 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 2 September 2022 and were signed on its behalf by:

M Kingsley - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**1. STATUTORY INFORMATION**

Vintage Homes Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

<b>Registered number:</b>	02215986
<b>Registered office:</b>	Chandos House Oak Green Business Park Earl Road, Cheadle Hulme Stockport Cheshire SK8 6QL

The principal activity of the company during the year was that of property development.

**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.

**Tangible fixed assets**

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

Plant and machinery	- 20% straight line
Fixtures and fittings	- 20% straight line
Computer equipment	- 20% straight line

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**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.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**
**2. ACCOUNTING POLICIES - continued**
**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 statement of financial position date.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2020 - 2 ).

**4. TANGIBLE FIXED ASSETS**

	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>				
At 1 January 2021 and 31 December 2021	<u>3,165</u>	<u>6,344</u>	<u>21,029</u>	<u>30,538</u>
<b>DEPRECIATION</b>				
At 1 January 2021 and 31 December 2021	<u>3,165</u>	<u>6,344</u>	<u>21,029</u>	<u>30,538</u>
<b>NET BOOK VALUE</b>				
At 31 December 2021	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2020	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2021 and 31 December 2021	<u>375,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2021	<u>375,000</u>
At 31 December 2020	<u>375,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.21	31.12.20
	£	£
Trade creditors	1,623	-
Amounts owed to group undertakings	211,944	212,628
Tax	-	1,951
Directors' loan accounts	-	36,816
Accruals and deferred income	1,200	1,200
	<u>214,767</u>	<u>252,595</u>

**7. POST BALANCE SHEET EVENTS**

There were no other significant events up to the date of approval of the financial statements by the Board.

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.