

**BERRYWOOD ESTATES LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 MARCH 2023**

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# **BERRYWOOD ESTATES LIMITED**

## **DIRECTORS' REPORT**

### ***FOR THE YEAR ENDED 30 MARCH 2023***

The Directors present their report and the financial statements for Berrywood Estates Limited (the 'Company') for the year ended 30 March 2023.

The Company's ultimate parent undertaking up until the 11 November 2022 was Countryside Partnerships PLC (formerly named Countryside Properties PLC and now named Countryside Partnerships Limited), which is registered in England and Wales.

From the 11 November 2022, the ultimate parent undertaking and controlling party has been Vistry Group PLC, which is registered in England and Wales. The Company is an indirectly held, wholly owned subsidiary of Vistry Group PLC. Vistry Group PLC, its subsidiaries, joint ventures and associate are together defined as the "Group".

#### **Directors**

The Directors of the Company who were in office during the year and up to the date of signing the financial statements were:

G N Whitaker

(Resigned 31 March 2023)

C J Bates

(Appointed 31 March 2023)

T D Wright

#### **Qualifying third party indemnity provisions**

The Group maintains appropriate Directors' and Officers' Liability Insurance on behalf of the Directors. In addition, individual qualifying third-party indemnities are given to the Directors which comply with the provisions of Section 234 of the Companies Act 2006 and were in force throughout the period and up to the date of signing the Annual Report.

#### **Future developments**

There are no planned future developments for the Company and the Directors do not expect the Company to trade in the next financial year.

#### **Financial risk management**

The Vistry Group (the "Group") actively maintains an appropriate level of cash reserves that are available for operations and planned expansions of the Group as a whole. The Group ensures that sufficient cash reserves are made available to its subsidiary undertakings.

Additional information on the Group's financial risk management can be found in the 2022 consolidated Group financial statements of Vistry Group PLC, copies of which are publicly available.

# BERRYWOOD ESTATES LIMITED

## DIRECTORS' REPORT

### FOR THE YEAR ENDED 30 MARCH 2023

#### Statement of Directors' responsibilities in respect of the financial statements

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the group and the company financial statements in accordance with United Kingdom generally accepted accounting practice (United Kingdom Accounting Standards, comprising FRS 102 'The financial reporting standard applicable in the UK and Republic of Ireland', and applicable law).

Under company law, directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the group and company and of the profit or loss of the group for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006.

By order of the Board



T D Wright  
Director  
18 December 2023

# BERRYWOOD ESTATES LIMITED

## BALANCE SHEET

AS AT 30 MARCH 2023

	Notes	2023 £	2022 £
<b>Current assets</b>			
Trade and other receivables	3	1,687,662	1,687,662
		<u>1,687,662</u>	<u>1,687,662</u>
 <b>Net assets</b>		 <u>1,687,662</u>	 <u>1,687,662</u>
 <b>Capital and reserves</b>			
Called up share capital		2	2
Profit and loss account		<u>1,687,660</u>	<u>1,687,660</u>
 <b>Total equity</b>		 <u>1,687,662</u>	 <u>1,687,662</u>

For the period ended 31 March 2023, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The Members have not required the Company to obtain an audit of its accounts for the period in question 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.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

As permitted by S444(5A) of the Companies Act 2006 the Directors have not delivered to the Registrar a copy of the Company's Profit and Loss Account.

The financial statements on pages 3 to 5 were approved by the Directors on 18 December 2023



T D Wright  
Director

Company Registration No. 02941712

# BERRYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 MARCH 2023

#### 1 Accounting policies

##### Company information

The Company is a private limited company incorporated and domiciled in the United Kingdom. The address of its registered office is Countryside House, The Drive, Warley, Brentwood, Essex, CM13 3AT.

#### 1.1 Basis of preparation

The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102') as issued by the Financial Reporting Council and the requirements of the Act as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements have been prepared on a going concern basis, in Sterling, which is the functional currency of the Company, and under the historical cost convention.

The Company did not trade during the year or the preceding financial year and did not make a profit or loss. There were also no other items of comprehensive income or expense for the current financial year or the preceding financial year. Accordingly, no statement of comprehensive income has been presented.

The preparation of the Company's financial statements under FRS 102 requires the Directors to make estimates and judgements that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses and related disclosures. The Directors have made no individual significant judgements in the process of applying the Company's accounting policies and there are no significant areas of estimation or uncertainty in these financial statements.

#### 1.2 Going concern

The Director has a reasonable expectation that the Company will have adequate resources to meet its liabilities falling due for a period no less than 12 months from the date of signing the financial statements. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

#### 2 Employees

	2023 Number	2022 Number
Average number of persons employed by the Company	-	-

#### 3 Trade and other receivables

	2023 £	2022 £
Amounts due from fellow group undertakings	1,687,662	1,687,662
	<u>1,687,662</u>	<u>1,687,662</u>

Amounts due from fellow group undertakings are unsecured, non-interest bearing, have no fixed date of repayment and are repayable on demand.

# **BERRYWOOD ESTATES LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 30 MARCH 2023***

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### **4 Ultimate parent undertaking**

The Company's immediate parent company is Countryside Properties (UK) Limited which is registered in England and Wales.

The Company's ultimate parent company up until the 11 November 2022 was Countryside Partnerships PLC (formerly named Countryside Properties PLC and now named Countryside Partnerships Limited), which is registered in England and Wales. From 11 November 2022, the ultimate parent undertaking and controlling party has been Vistry Group PLC, which is registered in England and Wales.

The smallest and largest group into which the Company is consolidated is Vistry Group PLC. Financial statements for Vistry Group PLC are available to the public and may be obtained from the Registrar of Companies, Companies House, Crown Way, Cardiff, CF14 3UZ.