

**Unaudited Financial Statements for the Year Ended 31 March 2022**

**for**

**A & D Cutler Limited  
Trading as  
Eden Properties**

P. D. Groves Ltd  
34 Brisbane Way  
Wimblebury  
Cannock  
Staffordshire  
WS12 2GR

**A & D Cutler Limited (Registered number: 04396500)**  
**Trading as Eden Properties**

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**for the Year Ended 31 March 2022**

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**DIRECTORS:**

A J Cutler  
D L Cutler  
Mrs G Cutler  
Mrs S M Cutler

**SECRETARY:**

D L Cutler

**REGISTERED OFFICE:**

Unit 1 Bordesley Hall Farn  
Storage Lane  
Alvechurch  
Birmingham  
West Midlands  
B48 7ES

**REGISTERED NUMBER:**

04396500 (England and Wales)

**ACCOUNTANTS:**

P. D. Groves Ltd  
34 Brisbane Way  
Wimblebury  
Cannock  
Staffordshire  
WS12 2GR

**Balance Sheet**  
**31 March 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Investment property	4		2,055,000		2,055,000
<b>CURRENT ASSETS</b>					
Debtors	5	221,737		177,996	
Cash at bank		<u>5,900</u>		<u>38,057</u>	
		227,637		216,053	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>18,497</u>		<u>27,690</u>	
<b>NET CURRENT ASSETS</b>			<u>209,140</u>		<u>188,363</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,264,140		2,243,363
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(1,363,340)		(1,363,340)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(117,251)</u>		<u>(117,251)</u>
<b>NET ASSETS</b>			<u>783,549</u>		<u>762,772</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Fair value reserve	9		617,111		617,111
Retained earnings			<u>166,338</u>		<u>145,561</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>783,549</u>		<u>762,772</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 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.

**Balance Sheet - continued**  
**31 March 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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 19 December 2022 and were signed on its behalf by:

D L Cutler - Director

Notes to the Financial Statements  
for the Year Ended 31 March 2022

1. **STATUTORY INFORMATION**

A & D Cutler Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

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.

**Investment properties**

Investment properties are shown at the most recent valuations. Any aggregate surplus or deficit arising from changes in fair value is recognized in the fair value reserve.

**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.

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 4 (2021 - 4).

4. **INVESTMENT PROPERTY**

**FAIR VALUE**

At 1 April 2021

and 31 March 2022

**NET BOOK VALUE**

At 31 March 2022

At 31 March 2021

**Total  
£**

**2,055,000**

**2,055,000**

**2,055,000**

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

**4. INVESTMENT PROPERTY - continued**

Fair value at 31 March 2022 is represented by:

	£
Valuation in 2007	527,025
Valuation in 2009	22,381
Valuation in 2018	161,104
Cost	<u>1,344,490</u>
	<u>2,055,000</u>

If Investment properties had not been revalued they would have been included at the following historical cost:

	2022 £	2021 £
Cost	<u>1,344,490</u>	<u>1,344,490</u>

Investment properties were valued on an open market basis on 31 March 2018 by the directors .

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other debtors	<u>221,737</u>	<u>177,996</u>

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

	2022 £	2021 £
Taxation and social security	12,823	21,493
Other creditors	<u>5,674</u>	<u>6,197</u>
	<u>18,497</u>	<u>27,690</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2022 £	2021 £
Other creditors	<u>1,363,340</u>	<u>1,363,340</u>

Amounts falling due in more than five years:

Repayable by instalments		
Other loans due after 5 years		
repayable in instalments	<u>1,363,340</u>	<u>1,363,340</u>
	<u>1,363,340</u>	<u>1,363,340</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	2022 £	2021 £
Other loans	<u>1,363,340</u>	<u>1,363,340</u>

9. **RESERVES**

At 1 April 2021  
and 31 March 2022

Fair  
value  
reserve  
£

617,111

10. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

Included within other debtors is an amount of £188,952 (2021 - £150,897) due from Eden Properties (Midlands) Ltd a company under the control of the directors of A & D Cutler Limited and £32,741 (2021 - £27,055) due from Eden Properties a partnership in which the directors of A & D Cutler Limited are partners.



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.