

**AT PROPERTIES LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023**

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**AT Properties Limited**  
**Unaudited Financial Statements**  
**For The Year Ended 5 April 2023**

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**AT Properties Limited**  
**Balance Sheet**  
**As at 5 April 2023**

Registered number: 04939007

		<b>2023</b>		<b>2022</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>4</b>		10,280,000		9,505,723
Investments	<b>5</b>		<u>1</u>		<u>1</u>
			10,280,001		9,505,724
<b>CURRENT ASSETS</b>					
Debtors	<b>6</b>	15,485		20,157	
Cash at bank and in hand		<u>23,606</u>		<u>1,464</u>	
		39,091		21,621	
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>7</b>	<u>(355,602 )</u>		<u>(290,726 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>(316,511 )</u>		<u>(269,105 )</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>9,963,490</u>		<u>9,236,619</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>	<b>8</b>		<u>(8,014,969 )</u>		<u>(7,204,242 )</u>
<b>NET ASSETS</b>			<u>1,948,521</u>		<u>2,032,377</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	<b>9</b>		1		1
Revaluation reserve	<b>10</b>		94,289		94,289
Profit and Loss Account			<u>1,854,231</u>		<u>1,938,087</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>1,948,521</u>		<u>2,032,377</u>

**AT Properties Limited**  
**Balance Sheet (continued)**  
**As at 5 April 2023**

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For the year ending 5 April 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

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Mr Anthony Towey

Director

**5 May 2023**

The notes on pages 3 to 5 form part of these financial statements.

**AT Properties Limited**  
**Notes to the Financial Statements**  
**For The Year Ended 5 April 2023**

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**1. General Information**

AT Properties Limited Registered number 04939007 is a limited by shares company incorporated in England & Wales. The Registered Office is 27 Ribblesdale Place, Preston, PR1 3NA.

**2. Accounting Policies**

**2.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**2.2. Turnover**

Turnover comprises of rents receivable.

**2.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets less their estimated residual value, over their expected useful lives on the following basis:

Fixtures & Fittings	15% Straight Line
Computer Equipment	25% Straight Line

**2.4. Investment Properties**

Investment properties comprise freehold properties held for their investment potential. They are shown at director's valuation and are not depreciated. Any change in their value is shown as a movement on the revaluation reserve. Any net deficit, if it exceeds previous years' surplus is charged to profit and loss account.

**2.5. Taxation**

The charge for taxation takes into account taxation deferred as a result of timing differences between the treatment of certain items for taxation and accounting purposes. In general, deferred taxation is recognised in respect of timing differences that have originated but not reversed at the balance sheet date. However, deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred taxation is measured on a non-discounted basis at the tax rates that are expected to apply in periods in which the timing differences reverse, based on tax rates and the law enacted or substantively enacted at the balance sheet date.

**2.6. Registrar Filing Requirements**

The company has taken advantage of Companies Act 2006 section 444(1) and opted not to file the profit and loss account, directors report, and notes to the financial statements relating to the profit and loss account.

**3. Average Number of Employees**

Average number of employees, including directors, during the year was: 3 (2022: 1)

**AT Properties Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 5 April 2023**

**4. Tangible Assets**

	<b>Investment Properties</b>	<b>Computer Equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or Valuation</b>			
As at 6 April 2022	9,505,000	2,890	9,507,890
Additions	609,950	-	609,950
Revaluation	165,050	-	165,050
As at 5 April 2023	<u>10,280,000</u>	<u>2,890</u>	<u>10,282,890</u>
<b>Depreciation</b>			
As at 6 April 2022	-	2,167	2,167
Provided during the period	-	723	723
As at 5 April 2023	<u>-</u>	<u>2,890</u>	<u>2,890</u>
<b>Net Book Value</b>			
As at 5 April 2023	<u>10,280,000</u>	<u>-</u>	<u>10,280,000</u>
As at 6 April 2022	<u>9,505,000</u>	<u>723</u>	<u>9,505,723</u>

**5. Investments**

	<b>Unlisted £</b>
<b>Cost</b>	
As at 6 April 2022	1
As at 5 April 2023	<u>1</u>
<b>Provision</b>	
As at 6 April 2022	-
As at 5 April 2023	<u>-</u>
<b>Net Book Value</b>	
As at 5 April 2023	<u>1</u>
As at 6 April 2022	<u>1</u>

The company owns the entire share capital of 1 £1 ordinary share in AT Investments Limited, a company incorporated in England.

**6. Debtors**

	<b>2023 £</b>	<b>2022 £</b>
<b>Due within one year</b>		
Trade debtors	<u>15,485</u>	<u>20,157</u>
	<u>15,485</u>	<u>20,157</u>

**AT Properties Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 5 April 2023**

**7. Creditors: Amounts Falling Due Within One Year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Corporation tax	39,575	37,817
Other creditors	51,518	40,260
Accruals and deferred income	2,660	-
Director's loan account	248,443	198,145
Amounts owed to subsidiaries	13,406	14,504
	<u>355,602</u>	<u>290,726</u>

**8. Creditors: Amounts Falling Due After More Than One Year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Bank loans	7,101,738	6,392,417
Amounts owed to associates	913,231	811,825
	<u>8,014,969</u>	<u>7,204,242</u>

Bank loans comprises of loans advanced for the purchase and restoration of the company's investment properties. The main lenders are Paragon Mortgages Limited and the Bank of Ireland. The loans, which are secured on the properties, are interest only and are repayable after a period of 25 years. The advances have been made under several different interest rate charging arrangements.

**9. Share Capital**

	<b>2023</b>	<b>2022</b>
	<b>1</b>	<b>1</b>
Allotted, Called up and fully paid	<u>1</u>	<u>1</u>

**10. Reserves**

	<b>Revaluation Reserve</b>
	<b>£</b>
As at 6 April 2022	94,289
As at 5 April 2023	<u>94,289</u>

A revaluation of the investment properties held by the company was undertaken during the year. The profit on revaluation is held in retained earnings as a non distributable reserve.

**11. Related Party Transactions**

The company has outstandings loans amounting to £913,231 due to associated companies. The loans have no repayment timescale and the rate of interest charged is 0%. At the balance sheet date, the loans were still outstanding and are presented within creditors: due after more than one year.

**12. Ultimate Controlling Party**

The company's ultimate controlling party is A F Towey by virtue of his ownership of 100% of the issued share capital in the company.

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.