

Company Registration No. 05102019 (England and Wales)

**CESTRIAN PROPERTY LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 APRIL 2022**  
**PAGES FOR FILING WITH REGISTRAR**

# **CESTRIAN PROPERTY LIMITED**

## **COMPANY INFORMATION**

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|                          |                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Director</b>          | P W F Whitehurst                                                                                              |
| <b>Company number</b>    | 05102019                                                                                                      |
| <b>Registered office</b> | Quarry Bank<br>Hurst Lane<br>Bollington<br>MACCLESFIELD<br>Cheshire<br>SK10 5LT                               |
| <b>Accountants</b>       | Lopian Gross Barnett & Co<br>1st Floor Cloister House<br>Riverside, New Bailey Street<br>Manchester<br>M3 5FS |

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**CESTRIAN PROPERTY LIMITED**

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# CESTRIAN PROPERTY LIMITED

## BALANCE SHEET

AS AT 30 APRIL 2022

|                                                                |       | 2022          |                  | 2021          |                  |
|----------------------------------------------------------------|-------|---------------|------------------|---------------|------------------|
|                                                                | Notes | £             | £                | £             | £                |
| <b>Fixed assets</b>                                            |       |               |                  |               |                  |
| Tangible assets                                                | 4     |               | -                |               | 16,396           |
| Investment properties                                          | 5     |               | 3,000,000        |               | 3,000,000        |
|                                                                |       |               | <u>3,000,000</u> |               | <u>3,016,396</u> |
| <b>Current assets</b>                                          |       |               |                  |               |                  |
| Debtors                                                        | 6     | 158           |                  | 1,103         |                  |
| Cash at bank and in hand                                       |       | 18,068        |                  | 21,595        |                  |
|                                                                |       | <u>18,226</u> |                  | <u>22,698</u> |                  |
| <b>Creditors: amounts falling due within one year</b>          | 7     | (108,289)     |                  | (155,297)     |                  |
| <b>Net current liabilities</b>                                 |       |               | (90,063)         |               | (132,599)        |
| <b>Total assets less current liabilities</b>                   |       |               | <u>2,909,937</u> |               | <u>2,883,797</u> |
| <b>Creditors: amounts falling due after more than one year</b> | 8     |               | (448,875)        |               | (479,852)        |
| <b>Provisions for liabilities</b>                              |       |               | (132,965)        |               | (132,965)        |
| <b>Net assets</b>                                              |       |               | <u>2,328,097</u> |               | <u>2,270,980</u> |
| <b>Capital and reserves</b>                                    |       |               |                  |               |                  |
| Called up share capital                                        |       |               | 1                |               | 1                |
| Profit and loss reserves                                       |       |               | 2,328,096        |               | 2,270,979        |
| <b>Total equity</b>                                            |       |               | <u>2,328,097</u> |               | <u>2,270,980</u> |

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 April 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved and signed by the director and authorised for issue on 24 January 2023

P W F Whitehurst

Director

Company Registration No. 05102019

# CESTRIAN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 APRIL 2022**

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### **1 Accounting policies**

#### **Company information**

Cestrian Property Limited is a private company limited by shares incorporated in England and Wales. The registered office is Quarry Bank, Hurst Lane, Bollington, MACCLESFIELD, Cheshire, SK10 5LT.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 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 are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Turnover**

Turnover represents amounts receivable for rents and services net of VAT.

Revenue is recognised on the commencement of and in accordance with a lease, adjusted for any incentives as required by FRS102.

#### **1.3 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                |                          |
|----------------|--------------------------|
| Motor vehicles | 20% Straight Line Method |
|----------------|--------------------------|

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### **1.4 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

# CESTRIAN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2022

### 1 Accounting policies

(Continued)

#### 1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.6 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

#### 1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

# CESTRIAN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2022

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### 1 Accounting policies

(Continued)

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

#### 1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

##### *Deferred tax*

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.11 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to profit or loss so as to produce a constant periodic rate of interest on the remaining balance of the liability.

# CESTRIAN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2022

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Employees

|       | 2022<br>Number | 2021<br>Number |
|-------|----------------|----------------|
| Total | -              | -              |

### 4 Tangible fixed assets

|                                    | Plant and<br>machinery etc |
|------------------------------------|----------------------------|
|                                    | £                          |
| <b>Cost</b>                        |                            |
| At 1 May 2021 and 30 April 2022    | 81,980                     |
| <b>Depreciation and impairment</b> |                            |
| At 1 May 2021                      | 65,584                     |
| Depreciation charged in the year   | 16,396                     |
| At 30 April 2022                   | 81,980                     |
| <b>Carrying amount</b>             |                            |
| At 30 April 2022                   | -                          |
| At 30 April 2021                   | 16,396                     |

### 5 Investment property

|                                 |           |
|---------------------------------|-----------|
|                                 | 2022<br>£ |
| <b>Fair value</b>               |           |
| At 1 May 2021 and 30 April 2022 | 3,000,000 |

The fair value of the investment property has been arrived at on the basis of a valuation carried out by the director, who although is not a qualified Chartered Surveyor, the valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

## CESTRIAN PROPERTY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2022

|                                                         |                   |                   |
|---------------------------------------------------------|-------------------|-------------------|
| <b>6 Debtors</b>                                        | <b>2022</b>       | <b>2021</b>       |
|                                                         | <b>£</b>          | <b>£</b>          |
| Amounts falling due within one year:                    |                   |                   |
| Other debtors                                           | 158               | 1,103             |
|                                                         | <u>          </u> | <u>          </u> |
| <b>7 Creditors: amounts falling due within one year</b> | <b>2022</b>       | <b>2021</b>       |
|                                                         | <b>£</b>          | <b>£</b>          |
| Bank loans                                              | 28,500            | 28,500            |
| Trade creditors                                         | -                 | 2,400             |
| Corporation tax                                         | 26,765            | 28,138            |
| Other creditors                                         | 53,024            | 96,259            |
|                                                         | <u>          </u> | <u>          </u> |
|                                                         | <u>108,289</u>    | <u>155,297</u>    |

The company has a negative pledge, fixed and floating charges over the undertakings and all property and assets.

|                                                                  |                   |                   |
|------------------------------------------------------------------|-------------------|-------------------|
| <b>8 Creditors: amounts falling due after more than one year</b> | <b>2022</b>       | <b>2021</b>       |
|                                                                  | <b>£</b>          | <b>£</b>          |
| Bank loans and overdrafts                                        | 448,875           | 477,375           |
| Other creditors                                                  | -                 | 2,477             |
|                                                                  | <u>          </u> | <u>          </u> |
|                                                                  | <u>448,875</u>    | <u>479,852</u>    |

The company has a negative pledge, fixed and floating charges over the undertakings and all property and assets.

#### **9 Non-distributable reserves**

The profit and loss reserves on the balance sheet include non-distributable funds of £1,308,865.

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.