

REGISTERED NUMBER: 10655407 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
HANCOCK PROPERTY INVESTMENTS LIMITED**

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2023

	Page
Company Information	I
Balance Sheet	2
Notes to the Financial Statements	4

HANCOCK PROPERTY INVESTMENTS LIMITED

COMPANY INFORMATION

for the Year Ended 31 March 2023

DIRECTORS:

Mrs L C Hancock
J P Hancock

REGISTERED OFFICE:

White House Barn
Belton Road
Beltoft
Doncaster
South Yorkshire
DN9 1NB

REGISTERED NUMBER:

10655407 (England and Wales)

ACCOUNTANTS:

Sowerby
Chartered Accountants
50-52 Aire Street
Goole
DN14 5QE

HANCOCK PROPERTY INVESTMENTS LIMITED (REGISTERED NUMBER: 10655407)**BALANCE SHEET****31 March 2023**

		2023		2022	
	Notes	£	£	£	£
FIXED ASSETS					
Investments	4		1		1
Investment property	5		<u>438,537</u>		<u>438,537</u>
			438,538		438,538
CURRENT ASSETS					
Debtors	6	124		132	
Cash at bank		<u>27,654</u>		<u>27,109</u>	
		27,778		27,241	
CREDITORS					
Amounts falling due within one year	7	<u>257,517</u>		<u>321,051</u>	
NET CURRENT LIABILITIES			<u>(229,739)</u>		<u>(293,810)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			208,799		144,728
CREDITORS					
Amounts falling due after more than one year	8		<u>107,791</u>		<u>109,856</u>
NET ASSETS			<u>101,008</u>		<u>34,872</u>
CAPITAL AND RESERVES					
Called up share capital			2		2
Retained earnings			<u>101,006</u>		<u>34,870</u>
SHAREHOLDERS' FUNDS			<u>101,008</u>		<u>34,872</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 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 notes form part of these financial statements

BALANCE SHEET - continued

31 March 2023

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 18 December 2023 and were signed on its behalf by:

Mrs L C Hancock - Director

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2023

1. STATUTORY INFORMATION

Hancock Property Investments Limited is a private company, limited by shares, registered in England. The company's registered number is 10655407 and has its registered office at White House Barn, Belton Road, Beltoft, United Kingdom, DN9 1NB.

The presentational currency of the financial statements is Pound Sterling (£).

The principal activity of the company is the letting and operating of properties.

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.

Having regard to liquidity risk, current market conditions and other factors affecting the company, the use of the going concern basis of accounting is appropriate as, in the opinion of the directors, there are no material uncertainties related to events or conditions that may cast significant doubt about the ability of the company to continue as a going concern.

Turnover

Turnover is the amount derived from ordinary activities, measured at the fair value of the consideration received or receivable. Turnover excludes value added tax and trade discounts.

Turnover from services is recognised on completion of service, or when those services span the year end date, by reference to the stage of completion at the balance sheet date.

Investment property

Investment property is included at fair value. Movement in fair value is recognised in the income statement. Deferred taxation is provided on these gains/losses at the rate expected to apply when the property is sold.

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2023

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2022 - 2) .

4. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 April 2022	
and 31 March 2023	<u>1</u>
NET BOOK VALUE	
At 31 March 2023	<u>1</u>
At 31 March 2022	<u>1</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2022	
and 31 March 2023	<u>438,537</u>
NET BOOK VALUE	
At 31 March 2023	<u>438,537</u>
At 31 March 2022	<u>438,537</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	<u>124</u>	<u>132</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Bank loans and overdrafts	2,065	1,958
Trade creditors	500	501
Taxation and social security	975	3,010
Other creditors	<u>253,977</u>	<u>315,582</u>
	<u>257,517</u>	<u>321,051</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2023**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2023	2022
	£	£
Bank loans	<u>107,791</u>	<u>109,856</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Mortgage more 5 yr	<u>98,336</u>	<u>100,892</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Bank loans	<u>109,856</u>	<u>111,814</u>

The bank loans are secured over the properties in which they relate.

10. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

At the balance sheet date the company owed its directors £248,150 (2022: £313,475). The loan is free from interest and repayable on demand.

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.