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**HAMBLE ROSE PROPERTY LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 30 APRIL 2022**

**HAMBLE ROSE PROPERTY LIMITED**  
**REGISTERED NUMBER: 10694346**

**BALANCE SHEET**  
**AS AT 30 APRIL 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investments	4	650	650
Investment property	5	1,616,105	1,460,352
		<u>1,616,755</u>	<u>1,461,002</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	8,947	-
Cash at bank and in hand	7	489,683	897,261
		<u>498,630</u>	<u>897,261</u>
Creditors: amounts falling due within one year	8	(321,654)	(469,451)
		<u>176,976</u>	<u>427,810</u>
<b>Net current assets</b>			
		<u>1,793,731</u>	<u>1,888,812</u>
<b>Total assets less current liabilities</b>			
Creditors: amounts falling due after more than one year	9	(744,146)	(808,145)
		<u>1,049,585</u>	<u>1,080,667</u>
<b>Net assets</b>			
<b>Capital and reserves</b>			
Called up share capital	10	25,102	25,102
Share premium account		1,017,229	1,017,229
Profit and loss account		7,254	38,336
		<u>1,049,585</u>	<u>1,080,667</u>

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**HAMBLE ROSE PROPERTY LIMITED**  
**REGISTERED NUMBER: 10694346**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 30 APRIL 2022**

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The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 26 January 2023.

**M Loddy**  
Director

The notes on pages 3 to 6 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

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**1. General information**

Hamble Rose Property Limited is a private company, limited by shares and incorporated in England and Wales, United Kingdom, with a registration number 10694346. The address of the registered office is Old Station Road, Loughton, Essex, United Kingdom, IG10 4PL.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue represents rental income earned over the period to which it relates.

**2.3 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**2.4 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.5 Borrowing costs**

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

**2.6 Investment property**

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

**2.7 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Profit and Loss Account for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in profit or loss for the period.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

2. Accounting policies (continued)

2.8 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.10 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.11 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

2.12 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Employees

The average monthly number of employees, including directors, during the year was 4 (2021 - 4).

4. Fixed asset investments

	Fixed asset investments £
<b>Cost or valuation</b>	
At 1 May 2021	650
At 30 April 2022	650

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HAMBLE ROSE PROPERTY LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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5. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 May 2021	1,460,352
Additions at cost	155,753
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<b>At 30 April 2022</b>	<b>1,616,105</b>

The 2022 valuations were made by the directors, on an open market value for existing use basis.

At 30 April 2022

6. Debtors

	2022 £	2021 £
Other debtors	8,947	-
	<hr/>	<hr/>
	<b>8,947</b>	<b>-</b>

7. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	489,683	897,261
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	<b>489,683</b>	<b>897,261</b>

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HAMBLE ROSE PROPERTY LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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8. Creditors: Amounts falling due within one year

	2022 £	2021 £
Other creditors	310,683	467,951
Accruals and deferred income	10,971	1,500
	<u>321,654</u>	<u>469,451</u>

9. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	744,146	808,145
	<u>744,146</u>	<u>808,145</u>

10. Share capital

	2022 £	2021 £
<b>Allotted, called up and fully paid</b>		
102 (2021 - 102) Ordinary shares of £1.00 each	102.00	102.00
25,000 (2021 - 25,000) Redeemable Preference shares of £1.00 each	25,000.00	25,000.00
	<u>25,102.00</u>	<u>25,102.00</u>

11. Related party transactions

At the year end amounts of £310,033 were owed to key management personnel which is represented by the Loddy family (2021: £9,948). In addition, the amounts of £(8,947) (2021: £456,593) were owed (from)/to entities under common control.





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.