REGISTERED NUMBER: 10898041 (England and Wales)

# UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

# FOR

# BEAL PROPERTY INVESTMENTS LIMITED

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**for the Year Ended 31 March 2022**

## COMPANY INFORMATION
## for the Year Ended 31 March 2022

| | |
|---|---|
| **DIRECTORS:** | J T Beal<br>P R Beal |
| **REGISTERED OFFICE:** | Windermere House<br>Windermere Terrace<br>Princes Park<br>Liverpool<br>Merseyside<br>L8 3SB |
| **REGISTERED NUMBER:** | 10898041 (England and Wales) |
| **ACCOUNTANTS:** | Musker & Garrett Limited<br>Chartered Accountants<br>Edward House<br>North Mersey Business Centre<br>Knowsley Industrial Park<br>Liverpool<br>Merseyside<br>L33 7UY |

## BALANCE SHEET
## 31 March 2022

| | | 2022 | | 2021 | |
|---|---|---|---|---|---|
| | Notes | £ | £ | £ | £ |
| **FIXED ASSETS** | | | | | |
| Investment property | 4 | | **3,345,000** | | 3,135,000 |
| **CURRENT ASSETS** | | | | | |
| Cash at bank | | **1,229** | | 7,353 | |
| **CREDITORS** | | | | | |
| Amounts falling due within one year | 5 | **108,921** | | 67,557 | |
| **NET CURRENT LIABILITIES** | | | **(107,692)** | | (60,204) |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | | **3,237,308** | | 3,074,796 |
| **CREDITORS** | | | | | |
| Amounts falling due after more than one year | 6 | | **(2,864,504)** | | (2,922,679) |
| **PROVISIONS FOR LIABILITIES** | | | **(69,540)** | | (28,690) |
| **NET ASSETS** | | | **303,264** | | 123,427 |
| **CAPITAL AND RESERVES** | | | | | |
| Called up share capital | | | **3** | | 3 |
| Share premium | | | **156,000** | | 156,000 |
| Fair value reserve | 7 | | **169,150** | | - |
| Retained earnings | | | **(21,889)** | | (32,576) |
| **SHAREHOLDERS' FUNDS** | | | **303,264** | | 123,427 |

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:
(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



continued...

**BALANCE SHEET - continued**
**31 March 2022**

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 22 December 2022 and were signed on its behalf by:

J T Beal - Director

## 1. STATUTORY INFORMATION

Beal Property Investments 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.

**Turnover**
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Investment property**
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

There is no depreciation charged during the year.

**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 2 (2021 - NIL ) .



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## 4. INVESTMENT PROPERTY

| | Total |
|---|---|
| | £ |
| **FAIR VALUE** | |
| At 1 April 2021 | 3,135,000 |
| Revaluations | 210,000 |
| At 31 March 2022 | 3,345,000 |
| **NET BOOK VALUE** | |
| At 31 March 2022 | 3,345,000 |
| At 31 March 2021 | 3,135,000 |

Fair value at 31 March 2022 is represented by:

| | £ |
|---|---|
| Valuation in 2022 | 3,345,000 |

## 5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Taxation and social security | 1,654 | - |
| Other creditors | 107,267 | 67,557 |
| | 108,921 | 67,557 |

## 6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Bank loans | 2,664,504 | 2,672,679 |
| Other creditors | 200,000 | 250,000 |
| | 2,864,504 | 2,922,679 |

Amounts falling due in more than five years:

| | | |
|---|---|---|
| Repayable otherwise than by instalments | | |
| Bank loans more 5 yrs non-inst | 2,639,504 | 2,672,679 |

## 7. RESERVES

| | Fair value reserve |
|---|---|
| | £ |
| Fair value reserve | 169,150 |
| At 31 March 2022 | 169,150 |



continued...

## 8. RELATED PARTY DISCLOSURES

Included within other creditors are 2 intercompany loan balances.
M3 Properties (UK) Ltd 2022 balance of £17,070. Coreal Ltd 2022 balance of £37,545.
All intercompany loans are currently interest free.