

Unaudited Financial Statements for the Year Ended 31 March 2022

for

VR Property Developers Ltd

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Balance Sheet  
31 March 2022

	31/3/22 £	£	31/3/21 £	£
<b>FIXED ASSETS</b>		1,401,753		1,364,318
<b>CURRENT ASSETS</b>	4,965		4,482	
<b>CREDITORS</b>				
Amounts falling due within one year	(329,663)		(516,004)	
<b>NET CURRENT LIABILITIES</b>		(324,698)		(511,522)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,077,055		852,796
<b>CREDITORS</b>				
Amounts falling due after more than one year		1,108,827		895,521
<b>NET LIABILITIES</b>		(31,772)		(42,725)
<b>CAPITAL AND RESERVES</b>		(31,772)		(42,725)

NOTES TO THE FINANCIAL STATEMENTS

1. **STATUTORY INFORMATION**

VR Property Developers Ltd is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address are as below:

**Registered number:** 11181772

**Registered office:** York Hub, Popes Head Court Offices  
Peter Lane  
York  
United Kingdom  
YO1 8SU

2. **AVERAGE NUMBER OF EMPLOYEES**

The average number of employees during the year was 1 (2021 - 1 ) .

3. **OTHER FINANCIAL COMMITMENTS**

There is a bounce back loan of £ 42,500 ( 2021 £ 50,000 ).

There are four commercial mortgages of £ 1,066,327 ( 2021 £ 845,521 ) from YBS Commercial Mortgages, who hold a legal charge over Georgian House, 158 Quay Road, Bridlington, YO16 4JB, 2 Garth Terrace, York, YO30 6DU ,51 York Road , York, YO24 4LN and 8-8A Church Street, Copmanthorpe, York YO23 3SA

There is an inter-company loan in the amount of £ 35,000 ( 2021 £35,000 ) from Hilton Roberts Properties Ltd to which Mr V Roberts is also a director and shareholder.

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 director acknowledges his 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 financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the director and authorised for issue on 28 December 2022 and were signed by:

Mr V K Roberts - Director

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.