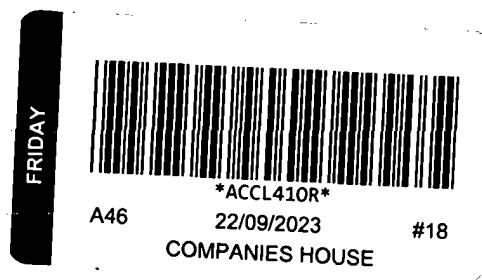


Company registration number 11649558 (England and Wales)

**MOONRAKER (MELKSHAM) LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**  
**PAGES FOR FILING WITH REGISTRAR**



# **MOONRAKER (MELKSHAM) LIMITED**

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**MOONRAKER (MELKSHAM) LIMITED**

**BALANCE SHEET**

**AS AT 31 DECEMBER 2022**

	Notes	2022 £	£	2021 £	£
<b>Fixed assets</b>					
Tangible assets	3		443		-
Investment properties	4		4,000,000		2,900,000
			<u>4,000,443</u>		<u>2,900,000</u>
<b>Current assets</b>					
Debtors	5	97,753		76,189	
Cash at bank and in hand		61,660		63,219	
		<u>159,413</u>		<u>139,408</u>	
<b>Creditors: amounts falling due within one year</b>	6	(263,255)		(175,863)	
<b>Net current liabilities</b>			<u>(103,842)</u>		<u>(36,455)</u>
<b>Total assets less current liabilities</b>			3,896,601		2,863,545
<b>Creditors: amounts falling due after more than one year</b>	7		<u>(3,233,312)</u>		<u>(2,683,040)</u>
<b>Net assets</b>			<u><u>663,289</u></u>		<u><u>180,505</u></u>
<b>Capital and reserves</b>					
Called up share capital	8		100		100
Profit and loss reserves			663,189		180,405
<b>Total equity</b>			<u><u>663,289</u></u>		<u><u>180,505</u></u>

**MOONRAKER (MELKSHAM) LIMITED**

**BALANCE SHEET (CONTINUED)**

**AS AT 31 DECEMBER 2022**

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

For the financial year ended 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have 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 by the board of directors and authorised for issue on 19 September 2023 and are signed on its behalf by:

*Ricky Humphreys*

R Humphreys  
**Director**

**Company Registration No. 11649558**

# MOONRAKER (MELKSHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2022

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#### 1 Accounting policies

##### Company information

Moonraker (Melksham) Limited is a private company limited by shares incorporated in England and Wales. Second Floor, 60 Charlotte Street, London, W1T 2NU.

##### 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 Going concern

The directors have assessed the impact to the company and as a property investment company, they do not believe there to be any significant long term impact to the financial position of the company.

##### 1.3 Turnover

Turnover represents amounts receivable from rents and service charges charged to tenants, net of any value added tax.

##### 1.4 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:

Fixtures and fittings	33%
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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.

##### 1.5 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.

# MOONRAKER (MELKSHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

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#### 1 Accounting policies

(Continued)

##### 1.6 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.

##### 1.7 Cash and cash equivalents

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.

##### 1.8 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.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# MOONRAKER (MELKSHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

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#### 1 Accounting policies

(Continued)

##### *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.

##### *Classification of financial liabilities*

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### *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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.9 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.

#### 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.

# MOONRAKER (MELKSHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

#### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2022 Number	2021 Number
Total	3	3

#### 3 Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 January 2022	-
Additions	552
At 31 December 2022	552
<b>Depreciation and impairment</b>	
At 1 January 2022	-
Depreciation charged in the year	109
At 31 December 2022	109
<b>Carrying amount</b>	
At 31 December 2022	443
At 31 December 2021	-

#### 4 Investment property

	2022 £
<b>Fair value</b>	
At 1 January 2022	2,900,000
Additions	445,555
Revaluations	654,445
At 31 December 2022	4,000,000



**MOONRAKER (MELKSHAM) LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 DECEMBER 2022****4 Investment property****(Continued)**

The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 December 2022 by CBRE Chartered Surveyors, who are not connected with the company. The valuation was made on an investment value basis by reference to market evidence of equivalent yields for similar properties.

**5 Debtors**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Trade debtors	41,472	19,997
Amounts owed by group undertakings	100	100
Other debtors	22,369	24,985
Prepayments and accrued income	33,812	31,107
	<u>97,753</u>	<u>76,189</u>

**6 Creditors: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans	44,908	50,509
Trade creditors	154,973	66,464
Amounts owed to group undertakings	21	275
Taxation and social security	-	12,005
Other creditors	15,942	16,776
Accruals and deferred income	47,411	29,834
	<u>263,255</u>	<u>175,863</u>

**7 Creditors: amounts falling due after more than one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	1,070,475	1,107,790
Other borrowings	2,162,837	1,575,250
	<u>3,233,312</u>	<u>2,683,040</u>

## MOONRAKER (MELKSHAM) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

#### 8 Called up share capital

	2022	2021	2022	2021
	Number	Number	£	£
<b>Ordinary share capital</b>				
<b>Issued and fully paid</b>				
Ordinary A shares of £1 each	100	100	100	100
Ordinary B shares of 0.01p each	100	100	-	-
	<u>100</u>	<u>100</u>	<u>-</u>	<u>-</u>

Each ordinary A £1 share carries the right to one vote in any but is not entitled to the payment of dividends or any other distribution nor any other economic rights (capital or income).

Each ordinary B share of 0.01p carries no right to attend and vote at meetings but is entitled to the payment of dividends (when declared and paid) and shall have the benefit of all other economic rights (including capital and income) in the company which shall be distributed pari passu amongst the holders of the B shares.

#### 9 Parent company

The parent company is Moonraker Real Estate LLP, a limited liability partnership incorporated in England and Wales which is controlled by the directors of its JV partners, KH IV Estates 817 Limited, a company incorporated in Jersey and Create Real Estate Limited, a company incorporated in England and Wales.