REGISTERED NUMBER: 12760920 (England and Wales)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

FOR

CHANTRIES AND PEWLEYS ESTATE AGENTS LTD

CONTENTS OF THE FINANCIAL STATEMENTS
for the year ended 31 December 2021

COMPANY INFORMATION
for the year ended 31 December 2021

DIRECTORS:	Anthony Martin Brown Christoper Dean Richard Charles Prynne
REGISTERED OFFICE:	2 St Mary's Terrace Mill Lane Guildford Surrey GU1 3TZ
REGISTERED NUMBER:	12760920 (England and Wales)
ACCOUNTANTS:	de Freitas & Co. Chartered Accountants 39 Berwyn Road Richmond Surrey TW10 5BU

STATEMENT OF FINANCIAL POSITION
31 December 2021

	Notes	2021 £	2021 £	2020 £	2020 £
FIXED ASSETS					
Tangible assets	4		12,337		12,383
Investments	5		90		90
			12,427		12,473
CURRENT ASSETS					
Debtors	6	102,764		65,555	
Cash at bank		541,006		206,094	
		643,770		271,649	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	7	184,395		162,796	
NET CURRENT ASSETS			459,375		108,853
TOTAL ASSETS LESS CURRENT LIABILITIES			471,802		121,326
CAPITAL AND RESERVES					
Called up share capital	8		90		90
Retained earnings			471,712		121,236
SHAREHOLDERS' FUNDS			471,802		121,326

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 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 on pages 4 to 7 form part of these financial statements

STATEMENT OF FINANCIAL POSITION - continued
31 December 2021

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 February 2022 and were signed on its behalf by:

Anthony Martin Brown - Director

Christoper Dean - Director

Richard Charles Prynne - Director

1. **Statutory information**

Chantries and Pewleys Estate Agents Ltd 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.

Preparation of consolidated financial statements
The financial statements contain information about Chantries and Pewleys Estate Agents Ltd as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

Related party exemption
The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Significant judgements
The directors have not been required to make any material critical judgements in the process of applying the company's accounting policies.

Turnover
Turnover represents commissions on sales of properties. Commissions are recognised when the outcome of the transaction can be estimated reliably, usually on exchange of contracts for the sale of the property.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Office furniture and equipment	- 25% - 33% on cost

Government grants
Government grants are recognised in the period in which the related costs for which the grants is intended to compensate are recognised.

Investments in subsidiaries
Investments in subsidiary undertakings are recognised at cost.

2. Accounting policies - continued

Financial instruments
Financial instruments are recognised when the company becomes party to the contractual provisions of the financial instrument. The company holds only basic financial instruments which comprise cash, trade and other debtors and trade and other creditors.

Cash - these include deposits held with banks.

Trade and other debtors - these are initially recognised at the transaction price and are subsequently measured at amortised cost using the effective interest method, less any provision for impairment. Amounts that are receivable within one year are measured at the undiscounted amount expected to be receivable, net of any impairment.

Trade and other creditors - these are initially measured at the transaction price and are subsequently measured at amortised cost using the effective interest method. Amounts that are payable within one year are measured at the undiscounted amount expected to be payable.

Taxation
Taxation for the year comprises current tax. Tax is recognised in the Income Statement.

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 statement of financial position date.

Employee benefits
Short term benefits
Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received. An accrual is recognised for short term compensated absences where entitlement has accumulated, but has not been taken, at the reporting date.

Defined contribution pension scheme
The company operates a defined contribution pension scheme, the assets of which are held separately from those of the company in independently administered funds. Contributions payable are recognised in the income statement in the year to which the contributions relate.

Operating leases
Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the term of the lease.

Going concern
The company has established a strong presence in the market and a well respected brand.

The directors maintain a tight control on overheads and have a conservative policy on maintaining cash reserves in order to cover any deficit caused by unexpected trading conditions. The ongoing Covid19 pandemic is no longer affecting the business in any significant way. The directors believe the company is well placed to manage its business risks for the foreseeable future.

Therefore the directors have adopted the going concern basis of accounting in preparing these financial statements.

3. Employees and directors

The average number of employees during the year was 12 (2020 - 11) .

4. Tangible fixed assets

	Office furniture and equipment £
Cost	
At 1 January 2021	38,826
Additions	6,736
At 31 December 2021	45,562
Depreciation	
At 1 January 2021	26,443
Charge for year	6,782
At 31 December 2021	33,225
Net book value	
At 31 December 2021	12,337
At 31 December 2020	12,383

5. Fixed asset investments

	Shares in group undertakings £
Cost	
At 1 January 2021 and 31 December 2021	90
Net book value	
At 31 December 2021	90
At 31 December 2020	90

Fixed asset investments comprise the entire share capital of Chantries Independent Estate Agents Limited and Guildford Town and Villages Ltd. These companies were dissolved on 25 January 2022 and 4 January 2022 respectively.

6. Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	74,949	45,988
Other debtors	-	881
Prepayments and accrued income	18,143	14,186
	93,092	61,055

6. **Debtors - continued**

	2021	2020
	£	£
Amounts falling due after more than one year:		
Other debtors	9,672	4,500
Aggregate amounts	102,764	65,555

Other debtors falling due after more than one year represents rent deposits which will be repaid when the relevant properties are vacated or earlier as agreed with the landlord.

7. **Creditors: amounts falling due within one year**

	2021	2020
	£	£
Trade creditors	17,647	17,924
Corporation tax	94,506	42,414
Social security and other taxes	56,593	48,636
Amounts owed to group undertakings	-	4,500
Directors' loan accounts	11,167	47,167
Accruals and deferred income	4,482	2,155
	184,395	162,796

8. **Called up share capital**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2021 £	2020 £
900	Ordinary	10p	90	90

The ordinary shares are divided into 150 each of A, B, C, D, E and F ordinary shares of 10p each. They rank pari passu in all respects except that the D, E and F ordinary shares are non-voting and variable dividends may be paid.

9. **Operating lease commitments**

Minimum lease payments under non-cancellable operating leases of land and buildings fall due as follows:

	2020
	£
Within one year	35,500
Between one and five years	100,604
	136,104

10. **Related party disclosures**

During the year, total dividends of £190,000 (2020 - £44,100) were paid to the directors .

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Chantries and Pewleys Estate Agents Ltd for the year ended 31 December 2021 which comprise the Income Statement, Statement of Financial Position, Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Chantries and Pewleys Estate Agents Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Chantries and Pewleys Estate Agents Ltd and state those matters that we have agreed to state to the Board of Directors of Chantries and Pewleys Estate Agents Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Chantries and Pewleys Estate Agents Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Chantries and Pewleys Estate Agents Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Chantries and Pewleys Estate Agents Ltd. You consider that Chantries and Pewleys Estate Agents Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Chantries and Pewleys Estate Agents Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

de Freitas & Co.
Chartered Accountants
39 Berwyn Road
Richmond
Surrey
TW10 5BU

18 February 2022