

Company registration number 12853658 (England and Wales)

**CHAIRBOROUGH DEVELOPMENTS LTD**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**  
**PAGES FOR FILING WITH REGISTRAR**

**CHAIRBOROUGH DEVELOPMENTS LTD**

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# CHAIRBOROUGH DEVELOPMENTS LTD

## BALANCE SHEET

AS AT 30 SEPTEMBER 2022

	Notes	2022 £	£	2021 £	£
<b>Fixed assets</b>					
Tangible assets	3		6,599		-
Investment properties	4		3,086,074		3,086,075
			<u>3,092,673</u>		<u>3,086,075</u>
<b>Current assets</b>					
Debtors	5	230,496		148,354	
<b>Creditors: amounts falling due within one year</b>	6	<u>(314,562)</u>		<u>(217,683)</u>	
<b>Net current liabilities</b>			<u>(84,066)</u>		<u>(69,329)</u>
<b>Total assets less current liabilities</b>			3,008,607		3,016,746
<b>Creditors: amounts falling due after more than one year</b>	7		<u>(738,713)</u>		<u>(764,391)</u>
<b>Net assets</b>			<u>2,269,894</u>		<u>2,252,355</u>
<b>Capital and reserves</b>					
Called up share capital			2,235,394		2,235,394
Profit and loss reserves			<u>34,500</u>		<u>16,961</u>
<b>Total equity</b>			<u>2,269,894</u>		<u>2,252,355</u>

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 30 September 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.

## **CHAIRBOROUGH DEVELOPMENTS LTD**

### **BALANCE SHEET (CONTINUED)**

***AS AT 30 SEPTEMBER 2022***

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The financial statements were approved by the board of directors and authorised for issue on 28 June 2023 and are signed on its behalf by:

Mr. P J Hearn  
**Director**

**Company Registration No. 12853658**

# CHAIRBOROUGH DEVELOPMENTS LTD

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 SEPTEMBER 2022

	Share capital	Profit and loss reserves	Total
Notes	£	£	£
<b>Balance at 2 September 2020</b>	-	-	-
<b>Period ended 30 September 2021:</b>			
Profit and total comprehensive income for the period	-	16,961	16,961
Issue of share capital	2,235,394	-	2,235,394
<b>Balance at 30 September 2021</b>	2,235,394	16,961	2,252,355
<b>Year ended 30 September 2022:</b>			
Profit and total comprehensive income for the year	-	19,539	19,539
Dividends	-	(2,000)	(2,000)
<b>Balance at 30 September 2022</b>	2,235,394	34,500	2,269,894

# CHAIRBOROUGH DEVELOPMENTS LTD

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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### **1 Accounting policies**

#### **Company information**

Chairborough Developments Ltd is a private company limited by shares incorporated in England and Wales. The registered office is St. George's Works, Coronation Road, Cressex Business Park, High Wycombe, Buckinghamshire, United Kingdom, HP12 3GG.

#### **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. The principal accounting policies adopted are set out below.

#### **1.2 Turnover**

Turnover represents rents receivable for the year.

#### **1.3 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:

Plant and equipment	25% reducing balance
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#### **1.4 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.

#### **1.5 Taxation**

The tax expense represents the tax currently payable.

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

# CHAIRBOROUGH DEVELOPMENTS LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 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 Tangible fixed assets

	Plant and equipment £
<b>Cost</b>	
At 1 October 2021	-
Additions	6,825
At 30 September 2022	6,825
<b>Depreciation and impairment</b>	
At 1 October 2021	-
Depreciation charged in the year	226
At 30 September 2022	226
<b>Carrying amount</b>	
At 30 September 2022	6,599
At 30 September 2021	-

### 4 Investment property

	2022 £
<b>Fair value</b>	
At 1 October 2021 and 30 September 2022	3,086,074

The investment property was valued on an open market basis on 30 September 2022 by the director, Mr P J Hearn.

# CHAIRBOROUGH DEVELOPMENTS LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 4 Investment property

(Continued)

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2022 £	2021 £
Cost	3,086,074	3,086,075
Accumulated depreciation	-	-
Carrying amount	<u>3,086,074</u>	<u>3,086,075</u>

### 5 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	1,201	18,924
Other debtors	229,295	129,430
	<u>230,496</u>	<u>148,354</u>

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

	2022 £	2021 £
Bank loans and overdrafts	43,214	47,703
Trade creditors	6,000	24,686
Taxation and social security	2,700	9,922
Other creditors	262,648	135,372
	<u>314,562</u>	<u>217,683</u>

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

	2022 £	2021 £
Bank loans and overdrafts	<u>738,713</u>	<u>764,391</u>

### 8 Secured debts

At 30 September 2022 secured debts of £781,927 (2021 : £812,094) are included within creditors.

A legal charge dated 23 April 2021 over a property in Coronation Road, Cressex Business Park, High Wycombe, Bucks, was created for securing all monies due or to become due to Lloyds Bank PLC.



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.