

# Bartley Property Investments Ltd

Annual Report and Unaudited Financial Statements  
for the Year Ended 31 October 2023

RiverView Portfolio Limited  
1 Market Hill  
Calne  
Wiltshire  
SN11 0BT

# **Bartley Property Investments Ltd**

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# **Bartley Property Investments Ltd**

## **Company Information**

<b>Director</b>	Reuben Bartley
<b>Registered office</b>	1 Holmsleigh Indian Queens St. Columb TR9 6QS
<b>Accountants</b>	RiverView Portfolio Limited 1 Market Hill Calne Wiltshire SN11 0BT

**Bartley Property Investments Ltd**  
**(Registration number: 13034550)**  
**Balance Sheet as at 31 October 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Investment property	<u>4</u>	180,000	185,165
<b>Current assets</b>			
Debtors	<u>5</u>	159	-
Cash at bank and in hand		<u>1,539</u>	<u>1,905</u>
		1,698	1,905
<b>Creditors: Amounts falling due within one year</b>	<u>6</u>	<u>(458)</u>	<u>(418)</u>
<b>Net current assets</b>		<u>1,240</u>	<u>1,487</u>
<b>Total assets less current liabilities</b>		181,240	186,652
<b>Creditors: Amounts falling due after more than one year</b>	<u>6</u>	(167,822)	(166,682)
<b>Provisions for liabilities</b>		<u>(5,477)</u>	<u>(6,459)</u>
<b>Net assets</b>		<u><u>7,941</u></u>	<u><u>13,511</u></u>
<b>Capital and reserves</b>			
Called up share capital		1,000	1,000
Revaluation reserve		23,351	27,535
Retained earnings		<u>(16,410)</u>	<u>(15,024)</u>
Shareholders' funds		<u><u>7,941</u></u>	<u><u>13,511</u></u>

For the financial year ending 31 October 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the director on 13 February 2024

.....  
Reuben Bartley  
Director

# **Bartley Property Investments Ltd**

## **Notes to the Unaudited Financial Statements for the Year Ended 31 October 2023**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

1 Holmsleigh  
Indian Queens  
St. Columb  
TR9 6QS

These financial statements were authorised for issue by the director on 13 February 2024.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### **Going concern**

The financial statements have been prepared on a going concern basis.

#### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

# **Bartley Property Investments Ltd**

## **Notes to the Unaudited Financial Statements for the Year Ended 31 October 2023 (continued)**

### **2 Accounting policies (continued)**

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

### **3 Staff numbers**

The average number of persons employed by the company (including the director) during the year, was 0 (2022 - 0).

### **4 Investment properties**

	<b>2023</b>
	<b>£</b>
At 1 November	185,165
Fair value adjustments	<u>(5,165)</u>
At 31 October	<u><u>180,000</u></u>

The fair value of the property at 31/10/2023 has been arrived at on the basis of a valuation carried out by the director of the company, who is not a professionally qualified valuer. The valuation of £180,000 was arrived at by reference to the market evidence of transaction prices for similar properties in its location the property is situated.

# Bartley Property Investments Ltd

## Notes to the Unaudited Financial Statements for the Year Ended 31 October 2023 (continued)

### 5 Debtors

	2023	2022
	£	£
Current		
Prepayments	159	-

### 6 Creditors

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

	2023	2022
	£	£
Due within one year		
Trade creditors	40	-
Accruals and deferred income	418	418
	458	418

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

	Note	2023	2022
		£	£
Due after one year			
Loans and borrowings	8	167,822	166,682

### 7 Reserves

The changes to each component of equity resulting from items of other comprehensive income for the current year were as follows:

	Revaluation reserve	Total
	£	£
Surplus/deficit on property, plant and equipment revaluation	(4,184)	(4,184)

The changes to each component of equity resulting from items of other comprehensive income for the prior year were as follows:

	Revaluation reserve	Total
	£	£
Surplus/deficit on property, plant and equipment revaluation	4,184	4,184

## **Bartley Property Investments Ltd**

### **Notes to the Unaudited Financial Statements for the Year Ended 31 October 2023 (continued)**

#### **8 Loans and borrowings**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Non-current loans and borrowings</b>		
Other borrowings	<u>167,822</u>	<u>166,682</u>

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.