

**Harrowells (No 220) Limited**  
**Company Registration Number 13132177**  
**Annual Report and Unaudited Accounts**  
**Year ended 31 January 2023**

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Harrowells (No 220) Limited  
Annual Report and Unaudited Accounts  
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	Note	31 January 2023 £	31 January 2022 £
Fixed assets			
Investments	4	859,252	859,252
Current assets			
Debtors	5	255,164	9,970
Cash at bank and in hand		<u>7</u>	<u>29,998</u>
		255,171	39,968
Creditors: Amounts falling due within one year	6	<u>(62,140)</u>	<u>(7,029)</u>
Net current assets		<u>193,031</u>	<u>32,939</u>
Total assets less current liabilities		1,052,283	892,191
Creditors: Amounts falling due after more than one year	6	<u>(1,141,579)</u>	<u>(1,070,817)</u>
Net liabilities		<u>(89,296)</u>	<u>(178,626)</u>
Capital and reserves			
Called up share capital	8	200	200
Profit and loss account		<u>(89,496)</u>	<u>(178,826)</u>
		<u>(89,296)</u>	<u>(178,626)</u>

For the year ended 31 January 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 accounts and reports have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the profit and loss account has been taken.

These accounts were approved and authorised for issue by the director on 22/1/2024.



*James Irwin*  
Signed on 22/01/24 @ 14:56

J C Irwin  
Director

## 1 General information

Harrowells (No 220) Limited is a private company limited by shares and incorporated in England and Wales under company number 13132177.

The address of its registered office and principal place of business is:

Estate Office  
Main Street  
Bugthorpe  
York  
YO41 1QG  
England

## 2 Summary of significant accounting policies

### Basis of preparation

The accounts have been prepared in accordance with applicable accounting standards including Section 1A of Financial Reporting Standard 102 (2022) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS102) and the Companies Act 2006. The accounts have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The presentation currency is £ sterling and the accounts have been rounded to the nearest £1.

The significant accounting policies applied in the preparation of these accounts are set out below. These policies have been consistently applied to all periods presented, unless otherwise stated.

### Turnover

Turnover is measured at fair value of the consideration received or receivable, net of discounts and value added tax.

Turnover relates to management charges which are recognised in the period to which they relate.

### Impairment of fixed assets

Fixed assets are assessed at each reporting date to determine whether there is any indication that the assets are impaired. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared to its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised in the profit and loss account. The reversal of an impairment loss is recognised immediately in the profit and loss account.

### Investments

The investments in the joint venture are measured at cost less provision for impairment, if appropriate.

### Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are subsequently measured at amortised cost using the effective interest method, less any impairment.

### 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.

### Creditors

Short term creditors are measured at transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are subsequently measured at amortised cost using the effective interest method.

### 3 Employees

There were no employees employed during the period.

### 4 Fixed asset investments

	31 January 2023 £	31 January 2022 £
Investments in joint ventures	<u>859,252</u>	<u>859,252</u>
Joint venture undertakings		£
Cost		
At 1 February 2022		<u>859,252</u>
At 31 January 2023		<u>859,252</u>
Carrying amount		
At 31 January 2023		<u>859,252</u>
At 31 January 2022		<u>859,252</u>

#### Details of undertakings

In the opinion of the director, the aggregate value of the company's investment in the joint venture undertakings is no less than the amount included in the balance sheet.

Details of the investments in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

	Description of holding	Proportion of holding	Principal activity
Joint venture undertakings			
Grantside (North Star One) Ltd	Ordinary Shares	50%	Investment Property Development
Grantside (North Star Central) Ltd	Ordinary Shares	50%	Investment Property Development

### 5 Debtors

	31 January 2023 £	31 January 2022 £
Amounts owed from connected companies	121,414	-
Other debtors	<u>133,750</u>	<u>9,970</u>
	<u>255,164</u>	<u>9,970</u>

6 Creditors:

Amounts falling due within one year

	31 January 2023 £	31 January 2022 £
Social security and other taxes	58,000	-
Amounts owed to connected companies	-	5,528
Other creditors	20	1
Accruals	<u>4,120</u>	<u>1,500</u>
	<u>62,140</u>	<u>7,029</u>
Amounts falling due after more than one year		
Other loans and borrowings	<u>1,141,579</u>	<u>1,070,817</u>

7 Security

Loans totalling £1,141,579 (2022: £1,070,817) are secured by a fixed and floating charge over the assets of the company.

8 Share capital

Allotted, called up and fully paid shares

	31 January 2023		31 January 2022	
	No.	£	No.	£
A Ordinary Shares of £1 each	100	100	100	100
B Ordinary Shares of £1 each	100	100	100	100
	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>