

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 JUNE 2022**

**FOR**

**BATES REAL ESTATES LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the year ended 30 June 2022**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Abridged Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**BATES REAL ESTATES LIMITED**

**COMPANY INFORMATION**  
**for the year ended 30 June 2022**

**DIRECTORS:**

Mr C Fuller  
Mr B R Fuller

**REGISTERED OFFICE:**

Walkers House  
School Road  
Rayne  
Essex  
CM77 6ST

**REGISTERED NUMBER:**

10813115 (England and Wales)

**ACCOUNTANTS:**

Raffingers LLP  
Chartered Certified Accountants  
19-20 Bourne Court  
Southend Road  
Woodford Green  
Essex  
IG8 8HD

**BATES REAL ESTATES LIMITED (REGISTERED NUMBER: 10813115)****ABRIDGED BALANCE SHEET****30 June 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Investment property	4		1,016,345		-
<b>CURRENT ASSETS</b>					
Debtors		100		100	
Cash at bank		<u>31,277</u>		<u>-</u>	
		31,377		100	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>1,220</u>		<u>-</u>	
<b>NET CURRENT ASSETS</b>			<u>30,157</u>		<u>100</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,046,502		100
<b>CREDITORS</b>					
Amounts falling due after more than one year			<u>1,049,658</u>		<u>-</u>
<b>NET (LIABILITIES)/ASSETS</b>			<u>(3,156)</u>		<u>100</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Retained earnings			<u>(3,256)</u>		<u>-</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(3,156)</u>		<u>100</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2022 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.

**ABRIDGED BALANCE SHEET - continued**  
**30 June 2022**

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 30 June 2022 in accordance with Section 444(2A) of the Companies Act 2006.

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 2 November 2022 and were signed on its behalf by:

Mr B R Fuller - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 30 June 2022**

**1. STATUTORY INFORMATION**

Bates Real Estates Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

The accounts have been prepared on the going concern basis as the directors are of the opinion that the company will meet its liabilities as and when due, due to the continued support of the directors.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Investment property**

Investment properties are properties held to earn rentals and for capital appreciation. Investment properties are initially measured at cost, including transaction costs. Subsequently investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

**Short term debtors and creditors**

Short term debtors and creditors with no stated interest rate are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account.

**Loans and borrowings**

Loans and borrowings are initially recognised at the transaction price including transactions costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2021 - NIL).

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
Additions	1,016,345
At 30 June 2022	<u>1,016,345</u>
<b>NET BOOK VALUE</b>	
At 30 June 2022	<u>1,016,345</u>

Investment property was valued by the directors and is stated at fair value at 30 June 2022.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 June 2022**

**5. SECURED DEBTS**

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	<u>184,095</u>	<u>-</u>

The bank loan is secured over the properties held by the company.

**6. RELATED PARTY DISCLOSURES**

At the balance sheet date, the company owed £865,563 (2021: nil) to Bates IT Limited, a company related by virtue of common director.

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.