

**Unaudited Financial Statements**  
**for the Year Ended 31 March 2023**  
**for**  
**Cheshire Realty Limited**

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for the year ended 31 March 2023**

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**Cheshire Realty Limited**  
**Company Information**  
**for the year ended 31 March 2023**

<b>DIRECTOR:</b>	M C Quinn
<b>REGISTERED OFFICE:</b>	3 Offley Road Sandbach Cheshire CW11 1GY
<b>REGISTERED NUMBER:</b>	05771604 (England and Wales)

Statement of Financial Position  
31 March 2023

	Notes	2023 £	£	2022 £	£
<b>FIXED ASSETS</b>					
Tangible assets	5		178		238
Investment property	6		<u>318,095</u>		<u>125,000</u>
			318,273		125,238
<b>CURRENT ASSETS</b>					
Cash at bank		7,168		7,761	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>9,611</u>		<u>8,266</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(2,443)</u>		<u>(505)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			315,830		124,733
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(306,661)		(115,661)
<b>PROVISIONS FOR LIABILITIES</b>	9		<u>(3,721)</u>		<u>(3,721)</u>
<b>NET ASSETS</b>			<u>5,448</u>		<u>5,351</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Retained earnings			<u>5,348</u>		<u>5,251</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>5,448</u>		<u>5,351</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

**Statement of Financial Position - continued**  
**31 March 2023**

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 Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the director and authorised for issue on 21 December 2023 and were signed by:

M C Quinn - Director

**Notes to the Financial Statements  
for the year ended 31 March 2023**

**1. STATUTORY INFORMATION**

Cheshire Realty Limited ('The Company') is primarily engaged as an investment company.

The company is a private company limited by shares and is incorporated in England and Wales. The address of the principle place of business and the registered office is 3 Offley Road, Sandbach, Cheshire, CW11 1GY. The registered number can be found on the Company Information page.

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

**2. STATEMENT OF COMPLIANCE**

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.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The principle accounting policies applied in the preparation of these financial statements are set out below.

These policies have been consistently applied to all years presented, unless otherwise stated.

**Basis of preparation**

The financial statements are prepared on the going concern basis under the historical cost convention and comply with the United Kingdom Accounting Standards and Companies Act 2006.

**Going concern**

No material uncertainties that may cast significant doubt about the ability of the company to continue as a going concern have been identified by the director.

On this basis the director considers it appropriate to prepare the financial statements on the going concern basis.

**Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods supplied and services rendered, stated net of discounts and of Value Added Tax.

Income is recognised when goods have been delivered to customers such that risks and rewards of ownership have transferred to them.

**Tangible fixed assets**

Tangible fixed assets are stated at historical cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided at the following annual rates so as to write off their cost less residual amounts over their estimated useful economic lives. Assets are also reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the assets carrying amount exceeds its recoverable amount.

Fixtures & fittings	- 25% on reducing balance
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The residual values and useful lives of assets are reviewed and adjusted if appropriate at each statement of financial position date.

**Notes to the Financial Statements - continued  
for the year ended 31 March 2023**

**3. ACCOUNTING POLICIES - continued**

**Investment property**

Investment properties are shown at fair value, the fair value is reviewed annually by the director. Any aggregate surplus or deficit arising from changes in the fair value in the year is recognised in the profit or loss within the Statement of Comprehensive Income.

**Financial instruments**

The following assets and liabilities are classified as financial instruments - trade debtors, trade creditors, bank loans and directors' loans.

Bank loans are initially measured at the present value of future payments, discounted at a market rate of interest, and subsequently at amortised cost using the effective interest method.

Directors' loans (being repayable on demand), trade debtors and trade creditors are measured at the discounted amount of the cash or other consideration expected to be paid or received.

Financial assets that are measured at amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Income and Retained Earnings.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

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.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Impairment of assets**

Assets not measured at fair value are reviewed for any indications that the asset maybe impaired at each statement of financial position date. If such indications exists the recoverable amount of the asset or the assets cash generating unit is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Any losses arising from impairment are recognised in the Statement of Comprehensive Income under the appropriate heading.

**4. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2022 - 1) .

Notes to the Financial Statements - continued  
for the year ended 31 March 2023

## 5. TANGIBLE FIXED ASSETS

Fixtures  
and  
fittings  
£**COST**At 1 April 2022  
and 31 March 2023563**DEPRECIATION**

At 1 April 2022

325

Charge for year

60

At 31 March 2023

385**NET BOOK VALUE**

At 31 March 2023

178

At 31 March 2022

238

## 6. INVESTMENT PROPERTY

Total  
£**FAIR VALUE**

At 1 April 2022

125,000

Additions

193,095

At 31 March 2023

318,095**NET BOOK VALUE**

At 31 March 2023

318,095

At 31 March 2022

125,000

Fair value at 31 March 2023 is represented by:

£

Valuation in 2021

19,587

Cost

298,508318,095

## 7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2023

2022

£

£

Other creditors

9,6118,266

## 8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

2023

2022

£

£

Other creditors

306,661115,661



Notes to the Financial Statements - continued  
for the year ended 31 March 2023

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

	2023	2022
	£	£
Amounts falling due in more than five years:		
Repayable by instalments		
Other loans more 5yrs instal	<u>286,661</u>	<u>95,661</u>

9. **PROVISIONS FOR LIABILITIES**

	2023	2022
	£	£
Deferred tax	<u>3,721</u>	<u>3,721</u>
		Deferred tax
		£
Balance at 1 April 2022		<u>3,721</u>
Balance at 31 March 2023		<u>3,721</u>

10. **NON-DISTRIBUTABLE RESERVES**

The retained earnings shown in these financial statements are non-distributable as they represent the fair value surplus on the revaluation of the investment property.

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.