

REGISTERED NUMBER: 02400913 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2017

FOR

CHURCH HOUSE PROPERTIES LTD

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FOR THE YEAR ENDED 31 MAY 2017**

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CHURCH HOUSE PROPERTIES LTD

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2017**

DIRECTORS: M S B Cross
Mrs P C M Cross

SECRETARY: M S B Cross

REGISTERED OFFICE: Church House
Plungar
Leicestershire
NG13 0JA

REGISTERED NUMBER: 02400913 (England and Wales)

ACCOUNTANTS: Seago and Stopps
Chartered Certified Accountants
61 Station Road
Sudbury
Suffolk
CO10 2SP

CHURCH HOUSE PROPERTIES LTD (REGISTERED NUMBER: 02400913)

**BALANCE SHEET
31 MAY 2017**

31.5.16				31.5.17
£	£		Notes	£
		FIXED ASSETS		
982		Tangible assets	4	424
<u>2,014,000</u>		Investment property	5	<u>2,064,000</u>
2,014,982				2,064,424
		CURRENT ASSETS		
	22,121	Debtors	6	5,704
	<u>97,518</u>	Cash at bank		<u>137,384</u>
	119,639			143,088
		CREDITORS		
	<u>27,679</u>	Amounts falling due within one year	7	<u>34,017</u>
<u>91,960</u>		NET CURRENT ASSETS		<u>109,071</u>
2,106,942		TOTAL ASSETS LESS CURRENT LIABILITIES		2,173,495
		PROVISIONS FOR LIABILITIES		85
<u>-</u>		NET ASSETS		<u>2,173,410</u>
		CAPITAL AND RESERVES		
1,089		Called up share capital	8	1,089
851,768		Revaluation reserve	9	891,768
<u>1,254,085</u>		Retained earnings		<u>1,280,553</u>
<u>2,106,942</u>		SHAREHOLDERS' FUNDS		<u>2,173,410</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2017 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 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.
- (b)

The notes form part of these financial statements

CHURCH HOUSE PROPERTIES LTD (REGISTERED NUMBER: 02400913)

BALANCE SHEET - continued
31 MAY 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 1 August 2017 and were signed on its behalf by:

M S B Cross - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017**

1. STATUTORY INFORMATION

Church House Properties Ltd 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Rental income represents gross rents receivable, less VAT.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 25% on reducing balance
Office equipment	- 15% on reducing balance

Investment property

Investment property is shown at most recent valuation. Any surplus arising from changes in market value is transferred to a revaluation reserve, any deficit is written off through the profit and loss account.

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 balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet 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.

CHURCH HOUSE PROPERTIES LTD (REGISTERED NUMBER: 02400913)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 .

4. TANGIBLE FIXED ASSETS

	Totals £	Plant and machinery £	Office equipment £
COST OR VALUATION			
At 1 June 2016			
and 31 May 2017	<u>6,142</u>	<u>306</u>	<u>5,836</u>
DEPRECIATION			
At 1 June 2016	5,160	306	4,854
Charge for year	<u>558</u>	<u>-</u>	<u>558</u>
At 31 May 2017	<u>5,718</u>	<u>306</u>	<u>5,412</u>
NET BOOK VALUE			
At 31 May 2017	<u>424</u>	<u>-</u>	<u>424</u>
At 31 May 2016	<u>982</u>	<u>-</u>	<u>982</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2016	2,014,000
Additions	10,000
Revaluations	40,000
At 31 May 2017	<u>2,064,000</u>
NET BOOK VALUE	
At 31 May 2017	<u>2,064,000</u>
At 31 May 2016	<u>2,014,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

5. INVESTMENT PROPERTY - continued

Cost or valuation at 31 May 2017 is represented by:

	£
Valuation in 2008	638,666
Valuation in 2009	(85,925)
Valuation in 2010	112,584
Valuation in 2011	85,443
Valuation in 2012	38,862
Valuation in 2013	72,000
Valuation in 2014	4,000
Valuation in 2016	15,511
Valuation in 2017	40,000
Cost	<u>1,142,859</u>
	<u>2,064,000</u>

If Investment properties had not been revalued they would have been included at the following historical cost:

	31.5.17 £	31.5.16 £
Cost	<u>1,142,859</u>	<u>1,132,859</u>

Investment properties were valued on an open market basis on 31 May 2017 by M S B Cross, director and shareholder

6. DEBTORS

	31.5.17 £	31.5.16 £
Amounts falling due within one year:		
Other debtors	<u>5,704</u>	<u>2,121</u>
Amounts falling due after more than one year:		
Other debtors	<u>-</u>	<u>20,000</u>
Aggregate amounts	<u>5,704</u>	<u>22,121</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.17 £	31.5.16 £
Taxation and social security	9,449	13,946
Other creditors	<u>24,568</u>	<u>13,733</u>
	<u>34,017</u>	<u>27,679</u>

CHURCH HOUSE PROPERTIES LTD (REGISTERED NUMBER: 02400913)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.5.17 £	31.5.16 £
1,089	Ordinary	£1	<u>1,089</u>	<u>1,089</u>

9. RESERVES

	Revaluation reserve £
At 1 June 2016	851,768
Revaluation in year	<u>40,000</u>
At 31 May 2017	<u>891,768</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.