REGISTERED NUMBER: 02777073 (England and Wales)

PINOTAGE PROPERTY LIMITED

Unaudited Financial Statements

for the Year Ended 31 December 2022

Cobley Desborough
Chartered Certified Accountants
Chartered Tax Advisers
Artisans' House
7 Queensbridge
Northampton
Northamptonshire
NN4 7BF

PINOTAGE PROPERTY LIMITED (REGISTERED NUMBER: 02777073)

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for the Year Ended 31 December 2022

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PINOTAGE PROPERTY LIMITED

Company Information
for the Year Ended 31 December 2022

Director:	Mr M Cummins
Registered office:	Artisans' House 7 Queensbridge Northampton Northamptonshire NN4 7BF
Registered number:	02777073 (England and Wales)
Accountants:	Cobley Desborough Chartered Certified Accountants Chartered Tax Advisers Artisans' House 7 Queensbridge Northampton Northamptonshire NN4 7BF

Chartered Certified Accountants' Report to the Director on the Unaudited Financial Statements of Pinotage Property Limited

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The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Pinotage Property Limited for the year ended 31 December 2022 which comprise the Statement of Income and Retained Earnings, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at http://www.accaglobal.com/rulebook.

This report is made solely to the director of Pinotage Property Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Pinotage Property Limited and state those matters that we have agreed to state to the director of Pinotage Property Limited in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at http://www.accaglobal.com/factsheet163. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Pinotage Property Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Pinotage Property Limited. You consider that Pinotage Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Pinotage Property Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Cobley Desborough
Chartered Certified Accountants
Chartered Tax Advisers
Artisans' House
7 Queensbridge
Northampton
Northamptonshire
NN4 7BF

Date: .....

Balance Sheet
31 December 2022

	2022	2021
	£	£
CURRENT ASSETS		
Cash in hand	12	12
TOTAL ASSETS LESS CURRENT LIABILITIES	12	12
CAPITAL AND RESERVES		
Called up share capital	12	12
SHAREHOLDERS' FUNDS	12	12

The company is entitled to exemption from audit under Section 480 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 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.

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 Income and Retained Earnings has not been delivered.

The financial statements were approved by the director and authorised for issue on 16 February 2023 and were signed by:

Mr M Cummins - Director

1. STATUTORY INFORMATION

Pinotage Property 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.

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.

Debtors and creditors receivable / payable within one year
Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account.

Service charge accounts
The company is the headlessor of Hirondelle Close and as such acts as a trustee of the statutory trust in respect of service charge monies collected for the maintenance of Hirondelle Close. Income and expenditure arising as a result of these transactions is shown in separate service charge accounts for the property including any cash balances held and do not form part of the annual accounts of the company and are not filed at Companies House.

3. EMPLOYEES AND DIRECTORS

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

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.