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Registered number
03535310

Ragilbury Roots Limited

Report and Unaudited Financial Statements

31 March 2026

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Ragilbury Roots Limited
Report and accounts
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Ragilbury Roots Limited
Company Information

Directors
GD Baber
Mrs RAC Baber
BEG Baber
PRL Shepperd

Secretary
BEG Baber

Accountants
Ensors Accountants LLP
Saxon House
Moseley's Farm Business Centre
Bury St Edmunds
Suffolk
IP28 6JY

Registered office
Saxon House
Moseley's Farm Business Centre
Bury St Edmunds
Suffolk
IP28 6JY

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Ragilbury Roots Limited
Registered number: 03535310
Directors' Report and Review of the Business

The directors present their report together with the unaudited financial statements for the year ended 31 March 2026.

Principal activities
The company's principal activity is that of property trading and development and farming.

Results and dividends
The profit and loss account is set out on page 5 and shows the loss for the year.

Trading review and future developments
One property was sold during the year. Income consisted of proceeds of sale, rents, sale of farm produce and interest. At the end of the year a development of 4 residential units was in progress which it is intended to sell upon completion. After deduction of direct costs and administrative expenses the company made a loss before tax of £155,324.

The directors will continue to monitor the company's position for the future and seek further profitable opportunities.

Directors
The following persons served as directors during the year:

GD Baber
Mrs RAC Baber
BEG Baber
PRL Shepperd

Market value of freehold and leasehold properties
The market value for existing use of the company's interest in freehold properties at 31 March 2026 was considered by the directors to be £1,635,238, comprising reversionary interests of £696,774 and vacant possession interests of £938,464. The corresponding vacant possession value of all of the company's properties was considered by the directors to be £2,226,164.

Directors' responsibilities
Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions
This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

This report was approved by the board on 2 July 2026 and signed on its behalf.



GD Baber
Director

Ragilbury Roots Limited

Accountants' report to the board of directors on the preparation of the unaudited statutory financial statements of Ragilbury Roots Limited for the year ended 31 March 2026

In accordance with the engagement letter dated 20 June 2022, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of Ragilbury Roots Limited for the year ended 31 March 2026, set out on pages 5 to 16 from the accounting records and information and explanations you have given to us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters we have agreed to state to them in this report in accordance with AAF 07/16 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's Board of Directors as a body, for our work or for this report.

You have acknowledged on the balance sheet as at 31 March 2026 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. 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 financial statements.

Ensors Accountants LLP

Saxon House
Moseley's Farm Business Centre
Bury St Edmunds
Suffolk
IP28 6JY

2,July,2026

Ragilbury Roots Limited
Profit and Loss Account
for the year ended 31 March 2026

	Notes	2026 £	2025 £
Turnover		590,879	214,751
Cost of sales	6	(867,233)	(204,139)
Gross (loss)/profit		(276,354)	10,612
Administrative expenses		(42,726)	(51,476)
Other operating income		43,709	57,560
Operating (loss)/profit		(275,371)	16,696
Income from investments		114,833	-
Interest receivable		5,214	5,891
Profit on ordinary activities before taxation		(155,324)	22,587
Tax on (loss)/profit on ordinary activities		34,951	(5,112)
Profit for the financial year		(120,373)	17,475

Ragilbury Roots Limited
Statement of comprehensive income
for the year ended 31 March 2026

	Notes	2026 £	2025 £
(Loss)/profit for the financial year		(120,373)	17,475
Other comprehensive income		-	-
Total comprehensive income for the year		(120,373)	17,475

Ragilbury Roots Limited
Registered number: 03535310
Balance Sheet
as at 31 March 2026

	Notes		2026 £		2025 £
Fixed assets					
Tangible assets	4		1,660,306		1,665,320
Investments	5		1,920,640		1,611,001
			3,580,946		3,276,321
Current assets					
Stocks		1,008,520		1,599,214	
Debtors	7	36,478		30,163	
Cash at bank and in hand		656,296		310,244	
		1,701,294		1,939,621	
Creditors: amounts falling due within one year	8	(1,292,136)		(1,225,756)	
Net current assets			409,158		713,865
Total assets less current liabilities			3,990,104		3,990,186
Creditors: amounts falling due after more than one year	9		(333,910)		(210,950)
Provisions for liabilities	10		(57,708)		(60,377)
Net assets			3,598,486		3,718,859
Capital and reserves					
Called up share capital	11		540		540
Share premium	12		464,120		464,120
Revaluation reserve	13		181,165		181,165
Profit and loss account	14		2,952,661		3,073,034
Shareholders' funds			3,598,486		3,718,859

For the financial year ended 31 March 2026 the company was entitled to exemption from audit under section 477 of the Companies Act 2006. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements under the requirements of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

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

The financial statements were approved by the Board and authorised for issue on 2 July 2026.

GD Baber
Director

Ragilbury Roots Limited
Statement of Changes in Equity
for the year ended 31 March 2026

	Share capital	Share premium	Re-valuation reserve	Profit and loss account	Total
	£	£	£	£	£
At 1 April 2024	540	464,120	260,885	2,975,839	3,701,384
Profit for the financial year				17,475	17,475
Realisation of previous property revaluation losses or gains on disposal of investment properties			(106,294)	106,294	-
Deferred taxation released on the realisation of previous revaluation losses or gains			26,574	(26,574)	-
Total comprehensive income for the financial year	-	-	(79,720)	97,195	17,475
At 31 March 2025	540	464,120	181,165	3,073,034	3,718,859
At 1 April 2025	540	464,120	181,165	3,073,034	3,718,859
Loss for the financial year				(120,373)	(120,373)
At 31 March 2026	540	464,120	181,165	2,952,661	3,598,486

1 Accounting policies

General information
Ragilbury Roots Limited is a company limited by shares domiciled and incorporated in England.

The address of the company's registered office is:

Saxon House
Moseley's Farm Business Centre
Fornham All Saints
Bury St Edmunds
Suffolk
IP28 6JY

The company's principal activity is that of property trading and development and farming.

The financial statements are prepared in sterling which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

Basis of preparation
The accounts have been prepared under the historical cost convention and in accordance with FRS 102 Section 1A - small entities.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover represents sales of reversionary interests in freehold property held for trading purposes, development properties held as trading stock and consultancy services. Turnover from the sale of reversionary interests and development property is recognised when unconditional contracts are exchanged. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract.

Reversionary interests
The reversionary interests in freehold property are held for trading purposes but have to be accounted for as investment properties under FRS102. They are revalued annually and any surplus is transferred to the property revaluation reserve. Temporary deficits are deducted from this revaluation reserve, with any permanent deficits being charged direct to the profit and loss account. As noted below no depreciation is provided in respect of the reversionary interests in freehold property.

Depreciation of reversionary interests
In accordance with FRS102, no depreciation is provided in respect of the company's freehold investment properties. This is a departure from the requirements of the Companies Act 2006 that all properties should be depreciated. In the opinion of the directors, this departure is necessary for the financial statements to give a true and fair view in accordance with FRS102, as properties are included in the financial statements at their open market value for existing use. Depreciation is only one amongst several factors reflected in the annual valuation of properties and accordingly the amount of depreciation which might otherwise have been charged cannot be separately identified or quantified.

Other tangible fixed assets
Other tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Plant and machinery - 25% per annum straight line

Investments
Investments in unquoted equity instruments are measured at fair value. Changes in fair value are recognised in profit or loss. Fair value is estimated by using a valuation technique. Other investments are measured at acquisition cost with annual reviews for impairment.

Stocks
Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises the purchase price plus additional expenditure to bring it to its current condition. Net realisable value is the amount expected to be realised on sale of each item of stock in its current condition, less associated selling costs. Cost is determined using the first in first out method. The carrying amount of stock sold is recognised as an expense in the period in which the related revenue is recognised.

Cash and cash equivalents
Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Taxation

A current tax liability is recognised in respect of the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period.

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

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.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Current and deferred tax assets and liabilities are not discounted.

Provisions

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument, and are offset only when the company currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Trade debtors

Trade debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses. Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

Financial liabilities and equity
Financial instruments are classified as liabilities and equity instruments according to the substance of the contractual arrangements entered into rather than the financial instruments' legal form. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Trade creditors
Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Borrowings
Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

Derecognition of financial assets and liabilities
A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

2 Critical accounting estimates and judgements

In preparing these financial statements, the directors have made the following judgements:

Determine whether there are indicators of impairment of the company's tangible assets, viability and expected future financial performance.

3 Employees

	2026 Number	2025 Number
Average number of persons, including directors, employed by the company	4	4

4 Tangible fixed assets

	Freehold properties £	Plant and Machinery £	Total £
Cost or valuation			
At 1 April 2025	1,635,238	58,258	1,693,496
At 31 March 2026	1,635,238	58,258	1,693,496
Depreciation			
At 1 April 2025	-	28,176	28,176
Charge for the year	-	5,014	5,014
At 31 March 2026	-	33,190	33,190
Net book value			
At 31 March 2026	1,635,238	25,068	1,660,306
At 31 March 2025	1,635,238	30,082	1,665,320

The company's interest in freehold properties was valued by the directors at 31 March 2026 at £1,635,238 (2025 - £1,635,238) on the basis of open market value for existing use. Had freehold properties not been revalued they would have been included at their historical cost of £1,393,686 (2025 - £1,393,686).

5 Investments

Other investments

	Cost At 1 April	Additions in year	Repayments to date	Cost At 31 March
IQ Capital Fund II LP	500,000	-	(499,950)	50
IQ Capital Fund III LP	600,000	-	-	600,000
IQ Capital Growth Fund LP	500,000	-	(79,410)	420,590
IQ Capital Fund IV LP	500,000	-	-	500,000
IQ Capital Fund V LP	-	400,000	-	400,000
	2,100,000	400,000	(579,360)	1,920,640

In accordance with an Agreement dated 7 November 2014 the company became a limited partner in IQ Capital Fund II LP ("the Fund II") with a capital contribution of £50. The Fund is expected to subsist for 10 years (with an extension of up to 4 years at the discretion of the partnership management) after which it will be dissolved. At the same time the company entered into a contract to loan the Fund £499,950 in various tranches with the last falling due on or before 30 June 2020. The loan is interest free with repayments depending upon the performance of the Fund both as regards timing and amounts. Accordingly, the loan has been recognised as a fixed asset investment stated at acquisition value rather than being discounted and stated at fair value as a financing transaction.

Similar agreements have subsequently been entered into as follows:

Date of Agreement	Fund	Capital	Loan	End date
23/02/2018	Capital III	60	599,940	2028
31/10/2019	Capital Growth	50	499,950	2026
11/04/2021	Capital IV	50	499,950	2031
21/01/2026	Capital V	40	399,960	2036

The duration of the Funds can be extended by up to four years at the discretion of the partnership management. The loans are reviewed annually for impairment.

6 Stock

	2026 £	2025 £
Provision against carrying value of stock	252,155	-
	252,155	-

A specific provision has been made against the carrying value of a development work in progress item, included in cost of sales, to reflect expected change in market conditions.

7 Debtors

	2026 £	2025 £
VAT recoverable	-	4,880
Corporation tax recoverable	32,282	-
Other debtors	4,196	25,283
	36,478	30,163

8 Creditors: amounts falling due within one year

	2026 £	2025 £
Related parties - see note 15	1,037,992	1,037,992
Corporation tax	-	32,282
Other creditors	252,856	155,482
	1,292,136	1,225,756

9 Creditors: amounts falling due after one year

	2026 £	2025 £
Other creditors	333,910	210,950
	333,910	210,950

10 Provisions for liabilities

Deferred taxation:	2026 £	2025 £
Arising on revaluations - see note 13.	60,377	60,377
Losses carried forward	(2,658)	-
Accelerated capital allowances	(11)	
	57,708	60,377

11 Share capital

	Nominal value	2026 Number	2026 £	2025 £
Allotted, called up and fully paid:				
Ordinary shares	£1 each	540	540	540

12 Share premium

This comprises the excess over the nominal value of the amount paid for the company's shares.

13 Revaluation reserve

	2026 £	2025 £
At 1 April 2025	181,165	260,885
Realisation of previous revaluation gains on disposal of land and buildings	-	(106,294)
Deferred taxation on net realised revaluation gains transferred to profit and loss account	-	26,574
At 31 March 2026	181,165	181,165
The above comprises		
Gross revaluation gain	241,542	241,542
Less: Deferred taxation provision at 25% (2025: 25%)	(60,377)	(60,377)
	181,165	181,165

14 Profit and loss account

The profit and loss account represents cumulative profits or losses net of dividends paid and other adjustments.

15 Related party transactions

	2026 £	2025 £
Balances - owed to related parties		
Quality Holidays Assured Limited		
A company of which GD Baber is a director and has an interest in relation to its shares.		
Amount due to related party	637,992	637,992
GD Baber		
Directors and shareholders		
Amount due to related party	400,000	400,000

Both of the amounts due to related parties shown above are unsecured, interest free and repayable on demand.