REGISTERED NUMBER: 08598621 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

FOR

GREAT OAK INVESTMENTS LIMITED

GREAT OAK INVESTMENTS LIMITED (REGISTERED NUMBER: 08598621)

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FOR THE YEAR ENDED 31 MARCH 2022

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COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2022

DIRECTORS:	Mr D A Morris Mr D C Norman Mr G A Reed
REGISTERED OFFICE:	Unit 2.02 High Weald House Glovers End Bexhill East Sussex TN39 5ES
REGISTERED NUMBER:	08598621 (England and Wales)
ACCOUNTANTS:	Acuity Professional Partnership LLP Unit 2.02 High Weald House Glovers End Bexhill East Sussex TN39 5ES

GREAT OAK INVESTMENTS LIMITED (REGISTERED NUMBER: 08598621)

STATEMENT OF FINANCIAL POSITION
31 MARCH 2022

	Notes	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible assets	4		**1,251**		1,667
Investment property	5		**3,320,840**		3,162,718
			3,322,091		3,164,385
CURRENT ASSETS					
Debtors	6	**736**		701	
Cash at bank and in hand		**15,721**		38,916	
		16,457		39,617	
CREDITORS					
Amounts falling due within one year	7	**50,811**		34,139	
NET CURRENT (LIABILITIES)/ASSETS			**(34,354)**		5,478
TOTAL ASSETS LESS CURRENT LIABILITIES			**3,287,737**		3,169,863
CREDITORS					
Amounts falling due after more than one year	8		**(2,061,800)**		(2,124,418)
PROVISIONS FOR LIABILITIES	10		**(122,217)**		(92,174)
NET ASSETS			**1,103,720**		953,271
CAPITAL AND RESERVES					
Called up share capital	11		**15**		15
Share premium			**544,944**		544,944
Special reserve	12		**431,991**		303,912
Retained earnings			**126,770**		104,400
SHAREHOLDERS' FUNDS			**1,103,720**		953,271

The notes form part of these financial statements

continued...

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2022

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

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

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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 24 May 2022 and were signed on its behalf by:

Mr D A Morris - Director

1. STATUTORY INFORMATION

Great Oak Investments 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 as modified by the revaluation of certain assets.

TURNOVER

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

TANGIBLE FIXED ASSETS

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Fixtures and fittings - 25% on reducing balance

INVESTMENT PROPERTY

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

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.

3. EMPLOYEES AND DIRECTORS

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

continued...

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
Cost	
At 1 April 2021 and 31 March 2022	**3,952**
Depreciation	
At 1 April 2021	**2,285**
Charge for year	**416**
At 31 March 2022	**2,701**
Net book value	
At 31 March 2022	**1,251**
At 31 March 2021	1,667

5. INVESTMENT PROPERTY

	Total £
Cost or valuation	
At 1 April 2021	**3,162,718**
Revaluations	**158,122**
At 31 March 2022	**3,320,840**
Net book value	
At 31 March 2022	**3,320,840**
At 31 March 2021	3,162,718

Cost or valuation at 31 March 2022 is represented by:

	£
Valuation in 2017	**504,596**
Valuation in 2019	**28,031**
Valuation in 2022	**158,122**
Cost	**2,630,091**
	3,320,840

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	**736**	701

continued...

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts	**18,937**	-
Taxation and social security	**5,328**	7,691
Other creditors	**26,546**	26,448
	50,811	34,139

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

	2022	2021
	£	£
Bank loans	**2,025,776**	2,062,966
Other creditors	**36,024**	61,452
	2,061,800	2,124,418

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr instal	**1,958,361**	1,957,291

9. SECURED DEBTS

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	**2,044,713**	2,062,966

10. PROVISIONS FOR LIABILITIES

	2022	2021
	£	£
Deferred tax	**122,217**	92,174

	Deferred tax
	£
Balance at 1 April 2021	**92,174**
Provided during year	**30,043**
Balance at 31 March 2022	**122,217**

continued...

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	**2022** **£**	2021 £
15	Ordinary	£1	**15**	15

12. RESERVES

Special reserve
The special reserve comprise the balance of fair values relating to the freehold property net of deferred tax on the gain. This reserve is non-distributable.

Retained earnings
The retained earnings comprise the balance of profits accumulated over the life of the company. This reserve is distributable

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.