

REGISTERED NUMBER: 09889708 (England and Wales)

Financial Statements for the Year Ended 30 November 2017

for

Ryall Property Co Ltd

Contents of the Financial Statements
for the Year Ended 30 November 2017

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3

Ryall Property Co Ltd

Company Information for the Year Ended 30 November 2017

DIRECTOR:

E. A. Boulton

SECRETARY:

Mrs S. A. Boulton

REGISTERED OFFICE:

Apartment 1 The Manor House
1 Woodgates Lane
North Ferriby
East Riding Of Yorkshire
HU14 3JR

REGISTERED NUMBER:

09889708 (England and Wales)

ACCOUNTANTS:

C. Hart & Company (Hull) Limited
74 Kenilworth Avenue
Hull
HU5 4BH

Ryall Property Co Ltd (Registered number: 09889708)

Balance Sheet 30 November 2017

	Notes	30.11.17 £	£	30.11.16 £	£
FIXED ASSETS					
Investment property	5		1,590,682		1,540,682
CURRENT ASSETS					
Debtors	6	-		35,296	
Cash at bank		<u>24,293</u>		<u>15,340</u>	
		24,293		50,636	
CREDITORS					
Amounts falling due within one year	7	<u>795,791</u>		<u>976,957</u>	
NET CURRENT LIABILITIES			<u>(771,498)</u>		<u>(926,321)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			819,184		614,361
CREDITORS					
Amounts falling due after more than one year	8		<u>836,464</u>		<u>632,262</u>
NET LIABILITIES			<u>(17,280)</u>		<u>(17,901)</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>(17,380)</u>		<u>(18,001)</u>
SHAREHOLDERS' FUNDS			<u>(17,280)</u>		<u>(17,901)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- 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.

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 director on 2 June 2018 and were signed by:

E. A. Boulton - Director

Ryall Property Co Ltd (Registered number: 09889708)

Notes to the Financial Statements for the Year Ended 30 November 2017

1. **STATUTORY INFORMATION**

Ryall Property Co 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.

2. **STATEMENT OF COMPLIANCE**

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.

3. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

Turnover

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

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.

4. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2016 - 1) .

5. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 December 2016	1,540,682
Additions	50,000
At 30 November 2017	<u>1,590,682</u>
NET BOOK VALUE	
At 30 November 2017	<u>1,590,682</u>
At 30 November 2016	<u>1,540,682</u>

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.11.17 £	30.11.16 £
Trade debtors	<u>-</u>	<u>35,296</u>

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

	30.11.17 £	30.11.16 £
Bank loans and overdrafts	32,309	141,633
Trade creditors	2,480	73,840
Directors' current accounts	760,402	760,884
Accrued expenses	<u>600</u>	<u>600</u>
	<u>795,791</u>	<u>976,957</u>

Ryall Property Co Ltd (Registered number: 09889708)

Notes to the Financial Statements - continued
for the Year Ended 30 November 2017

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

	30.11.17	30.11.16
	£	£
Bank loans - 1-2 years	34,007	19,031
Bank loans - 2-5 years	113,134	62,316
Bank loans more 5 yr by instal	<u>689,323</u>	<u>550,915</u>
	<u>836,464</u>	<u>632,262</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>689,323</u>	<u>550,915</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	30.11.17	30.11.16
	£	£
Bank loans	<u>868,773</u>	<u>773,895</u>

The bank loans are secured by way of fixed and floating charges over all of the properties owned at the balance sheet date.

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.