

Unaudited Financial Statements
for the Period 17 August 2023 to 31 August 2024
for
Cj Investment Property Ltd

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for the Period 17 August 2023 to 31 August 2024

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DIRECTORS:

J Lynch
C Lynch

SECRETARY:

REGISTERED OFFICE:

21 Duarte Place
Grays
RM16 6PH

REGISTERED NUMBER:

15078708 (England and Wales)

ACCOUNTANTS:

MSR GROUP LTD
MSR House
329 Ley Street
Ilford
Essex
IG1 4AA

Balance Sheet
31 August 2024

	Notes	£	£
FIXED ASSETS			
Tangible assets	4		238,295
CURRENT ASSETS			
Cash at bank		4,883	
CREDITORS			
Amounts falling due within one year	5	<u>80,750</u>	
NET CURRENT LIABILITIES			<u>(75,867)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			162,428
CREDITORS			
Amounts falling due after more than one year	6		<u>166,100</u>
NET LIABILITIES			<u><u>(3,672)</u></u>
CAPITAL AND RESERVES			
Called up share capital			100
Retained earnings			<u>(3,772)</u>
			<u><u>(3,672)</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 August 2024.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 August 2024 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 8 May 2025 and were signed on its behalf by:

J Lynch - Director

Notes to the Financial Statements
for the Period 17 August 2023 to 31 August 2024

1. **STATUTORY INFORMATION**

Cj Investment Property 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. **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.

Tangible fixed assets

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

Taxation

Taxation for the period 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 period 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 period was NIL.

4. **TANGIBLE FIXED ASSETS**

	Land and buildings £
COST	
Additions	238,295
At 31 August 2024	<u>238,295</u>
NET BOOK VALUE	
At 31 August 2024	<u>238,295</u>

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

	£
Other creditors	<u>80,750</u>

Notes to the Financial Statements - continued
for the Period 17 August 2023 to 31 August 2024

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

Bank loans	£ <u>166,100</u>
Amounts falling due in more than five years:	
Repayable by instalments	
Bank loans more 5 yr by instal	<u>166,100</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.