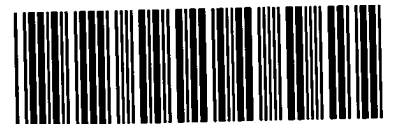


**REGISTERED NUMBER: 00575364 (England and Wales)**

**AUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2022  
FOR  
STILE HALL PROPERTIES LIMITED**

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COMPANIES HOUSE

**STILE HALL PROPERTIES LIMITED (REGISTERED NUMBER: 00575364)**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2022**

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**STILE HALL PROPERTIES LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MAY 2022**

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**DIRECTORS:**

P J French  
A M Munday  
R H McCullough

**SECRETARY:**

A M Munday

**REGISTERED OFFICE:**

Suite 2  
West Hill House  
West Hill  
Epsom  
Surrey  
KT19 8JD

**REGISTERED NUMBER:**

00575364 (England and Wales)

**AUDITORS:**

Hartley Fowler LLP  
Statutory Auditors  
Chartered Accountants  
4th Floor Tuition House  
27-37 St George's Road  
Wimbledon  
London  
SW19 4EU

**STILE HALL PROPERTIES LIMITED (REGISTERED NUMBER: 00575364)****BALANCE SHEET  
31 MAY 2022**

	Notes	2022 £	2021 £
<b>FIXED ASSETS</b>			
Investment property	5	4,165,000	730,000
<b>CURRENT ASSETS</b>			
Debtors	6	11,497,489	11,496,924
<b>CREDITORS</b>			
Amounts falling due within one year	7	3,565,879	3,643
<b>NET CURRENT ASSETS</b>		7,931,610	11,493,281
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		12,096,610	12,223,281
<b>PROVISIONS FOR LIABILITIES</b>	8	408,599	12,500
<b>NET ASSETS</b>		11,688,011	12,210,781
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	200	200
Fair value reserve	10	(570,042)	37,500
Retained earnings	10	12,257,853	12,173,081
<b>SHAREHOLDERS' FUNDS</b>		11,688,011	12,210,781

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 Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 18 May 2023 and were signed on its behalf by:

  
A M Munday - Director

The notes form part of these financial statements

**STILE HALL PROPERTIES LIMITED (REGISTERED NUMBER: 00575364)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2022**

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**1. STATUTORY INFORMATION**

Stile Hall Properties 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. STATEMENT OF COMPLIANCE**

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.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently.

**Significant judgements and estimates**

Accounting policies which have a significant bearing on the reported financial position and results of the company may require subjective or complex judgements.

The principal on-going area of judgement is the investment property valuation where the director's opinion of fair value based on experience, yield analysis and comparison with similar properties has been obtained at each reporting date.

Deferred tax is directly and indirectly impacted by the estimation uncertainty arising within the investment property valuation through the timing difference that exists between the valuation and the tax base cost of the properties and if relevant, the March 1982 property valuation is also utilised in arriving at the tax base cost for certain of the investment properties.

**Turnover**

Turnover represents rents receivable and other income net of VAT.

Revenue is recognised with reference to time as the period of rental progresses so that the amount of revenue reflects the actual right to consideration by reference to the period of rental covered. Rent not billed is included in debtors and payments on account, rent received in excess of the relevant amount of revenue is deferred to future periods to which it relates and included in deferred income within creditors.

**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 balance sheet date.

**STILE HALL PROPERTIES LIMITED (REGISTERED NUMBER: 00575364)**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2022**

**3. ACCOUNTING POLICIES - continued**

**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 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.

**Financial instruments**

Debtors and creditors with no stated interest rate and receivables or payables within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

**Share capital**

Ordinary shares are classified as equity.

**Impairment**

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

**4. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2021 - 3).

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 June 2021	730,000
Additions	3,646,443
Revaluations	(211,443)
	<hr/>
At 31 May 2022	4,165,000
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 May 2022	4,165,000
	<hr/>
At 31 May 2021	730,000
	<hr/>
 Fair value at 31 May 2022 is represented by:	
	£
Valuation in 2020	680,000
Valuation in 2021	50,000
Valuation in 2022	3,435,000
	<hr/>
	4,165,000
	<hr/>

**STILE HALL PROPERTIES LIMITED (REGISTERED NUMBER: 00575364)****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2022****5. INVESTMENT PROPERTY - continued**

If had not been revalued would have been included at the following historical cost:

	2022 £	2021 £
Cost	<u>4,326,443</u>	<u>680,000</u>

Investment properties were valued to fair value on 31 May 2022 by the directors.

On 1 June 2021 the company acquired investment properties for £3,620,000 from another company under common control.

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

	2022 £	2021 £
Amounts owed by group undertakings	11,496,924	11,496,924
Other debtors	565	-
	<u>11,497,489</u>	<u>11,496,924</u>

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

	2022 £	2021 £
Amounts owed to group undertakings	3,554,588	-
Other creditors	11,291	3,643
	<u>3,565,879</u>	<u>3,643</u>

**8. PROVISIONS FOR LIABILITIES**

	2022 £	2021 £
Deferred tax	<u>408,599</u>	<u>12,500</u>
		Deferred tax
		£
Balance at 1 June 2021		12,500
Provided during year		<u>396,099</u>
Balance at 31 May 2022		<u>408,599</u>

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022 £	2021 £
100	Ordinary	£1	100	100
100	Deferred	£1	100	100
			<u>200</u>	<u>200</u>

**STILE HALL PROPERTIES LIMITED (REGISTERED NUMBER: 00575364)****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2022****10. RESERVES**

	Retained earnings £	Fair value reserve £	Totals £
At 1 June 2021	12,173,081	37,500	12,210,581
Deficit for the year	(522,770)	-	(522,770)
Fair value adjustment	607,542	(607,542)	-
At 31 May 2022	<u>12,257,853</u>	<u>(570,042)</u>	<u>11,687,811</u>

**11. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

Jonathan Askew (Senior Statutory Auditor)  
for and on behalf of Hartley Fowler LLP

**12. RELATED PARTY DISCLOSURES**

On 1 June 2021 the company acquired investment properties for £3,620,000 from another company under common control.

During the period the company paid management charges of £28,578 (2021 - £nil to Renatus Property Management Limited, a company under common control, for services rendered.

At the balance sheet date the company was owed £11,496,924 (2021: £11,496,924) by John Street & Company (Surrey) Limited, a company under common control. No interest is receivable on the balance.

At the balance sheet date the company owed £3,554,588 (2021: £nil) to Renatus Property Management Limited, a company under common control. No interest is receivable on the balance.

**13. ULTIMATE CONTROLLING PARTY**

At the balance sheet date, the company was a 99% controlled subsidiary of The Street Family Group of Companies (Holdings) Limited, a company registered in England and Wales. The ultimate parent company is The Street Family Group of Companies Limited, a company incorporated in Jersey which is controlled by a discretionary trust.