

YARNOLDS PROPERTY LIMITED

**Company Registration Number:
03652304 (England and Wales)**

Unaudited abridged accounts for the year ended 31 December 2020

Period of accounts

Start date: 01 January 2020

End date: 31 December 2020

YARNOLDS PROPERTY LIMITED

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Balance sheet

As at 31 December 2020

	<i>Notes</i>	<i>2020</i>	<i>2019</i>
		£	£
Fixed assets			
Tangible assets:	3	3,609,477	3,610,367
Investments:	4	431	401
Total fixed assets:		<u>3,609,908</u>	<u>3,610,768</u>
Current assets			
Debtors:		716,037	2,367,879
Cash at bank and in hand:		534,769	0
Total current assets:		<u>1,250,806</u>	<u>2,367,879</u>
Creditors: amounts falling due within one year:		(56,884)	(66,744)
Net current assets (liabilities):		<u>1,193,922</u>	<u>2,301,135</u>
Total assets less current liabilities:		4,803,830	5,911,903
Creditors: amounts falling due after more than one year:	5	(3,923,282)	(4,853,282)
Total net assets (liabilities):		<u>880,548</u>	<u>1,058,621</u>
Capital and reserves			
Called up share capital:		100	100
Revaluation reserve:	6	923,413	923,413
Profit and loss account:		(42,965)	135,108
Shareholders funds:		<u>880,548</u>	<u>1,058,621</u>

The notes form part of these financial statements

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Balance sheet statements

For the year ending 31 December 2020 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 21 September 2021
and signed on behalf of the board by:**

Name: D J Yarnold
Status: Director

The notes form part of these financial statements

YARNOLDS PROPERTY LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2020

1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

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Notes to the Financial Statements for the Period Ended 31 December 2020

2. Employees

	<i>2020</i>	<i>2019</i>
Average number of employees during the period	5	5

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Notes to the Financial Statements for the Period Ended 31 December 2020

3. Tangible Assets

	Total
Cost	£
At 01 January 2020	3,631,345
Additions	1,384
At 31 December 2020	<u>3,632,729</u>
Depreciation	
At 01 January 2020	20,978
Charge for year	2,274
At 31 December 2020	<u>23,252</u>
Net book value	
At 31 December 2020	<u>3,609,477</u>
At 31 December 2019	<u>3,610,367</u>

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Notes to the Financial Statements

for the Period Ended 31 December 2020

4. Fixed investments

The company owns 100% of the issued ordinary share capital of YPL Warwick Street Ltd, a company registered in England & Wales. The principal business activity of this company was property development. At 31 December 2020 the aggregate amount of the capital and reserves of YPL Warwick Street Ltd was £100 and the company generated a Nil profit/loss in the year to 31 December 2020. The company owns 100% of the issued ordinary share capital of YPL Willington Ltd, a company registered in England & Wales. The principal business activity of this company was property development. At 31 December 2020 the aggregate amount of the capital and reserves of YPL Willington Ltd was £100 and the company generated a Nil profit/loss in the year to 31 December 2020. The company owns 100% of the issued ordinary share capital of YPL Rowington Ltd, a company registered in England & Wales. The principal business activity of this company was property development. At 31 December 2020 the aggregate amount of the capital and reserves of YPL Rowington Ltd was £100 and the company generated a Nil profit/loss in the year to 31 December 2020. The company owns 100% of the issued ordinary share capital of YPL Gaydon Ltd, a company registered in England & Wales. The principal business activity of this company was property development. At 31 December 2020 the aggregate amount of the capital and reserves of YPL Gaydon Ltd was £100 and the company generated a Nil profit/loss in the year to 31 December 2020. The company owns 100% of the issued ordinary share capital of Laureate Court Ltd, a company registered in England & Wales. The company did not trade during the year. At 31 December 2020 the aggregate amount of the capital and reserves of Laureate Court Ltd was £1. The company owns 100% of the issued ordinary share capital of YPL Fenny Compton Ltd, a company registered in England & Wales. The principal business activity of this company was property development. At 31 December 2020 the aggregate amount of the capital and reserves of YPL Fenny Compton Ltd was (£4,517) and the company generated a Nil profit/loss in the year to 31 December 2020.

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Notes to the Financial Statements

for the Period Ended 31 December 2020

5. Creditors: amounts falling due after more than one year note

Included within creditors falling due after more than one year is an amount of £1,860,000 (2019 - £2,790,000) in respect of liabilities that fall due for payment after more than five years from the balance sheet date. The bank loans are secured by a first legal charge on Units 9C and 10, Avenue Farm Industrial Estate, Stratford on Avon and development properties included within work-in-progress in the group, together with a fixed and floating charge over all of the other assets of the company both present and future. Interest is payable at commercial rates.

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Notes to the Financial Statements for the Period Ended 31 December 2020

6. Revaluation reserve

	2020
	£
Balance at 01 January 2020	923,413
Surplus or deficit after revaluation	0
Balance at 31 December 2020	<u>923,413</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.