

REGISTERED NUMBER: 04945468 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022
FOR
CAVENDISH PROPERTY TRADING LIMITED

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FOR THE YEAR ENDED 5 APRIL 2022**

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CAVENDISH PROPERTY TRADING LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 5 APRIL 2022**

DIRECTORS: T F Horswell
Mrs T M Horswell

SECRETARY: Mrs T M Horswell

REGISTERED OFFICE: 2 Oakfield Road
Clifton
Bristol
BS8 2AL

REGISTERED NUMBER: 04945468 (England and Wales)

ACCOUNTANTS: PJE Chartered Accountants
2 Oakfield Road
Clifton
Bristol
BS8 2AL

BALANCE SHEET
5 APRIL 2022

	Notes	5.4.22 £	£	5.4.21 £	£
FIXED ASSETS					
Investment property	4		900,000		900,000
CURRENT ASSETS					
Debtors	5	93,031		754	
Cash at bank		<u>22,674</u>		<u>76,622</u>	
		115,705		77,376	
CREDITORS					
Amounts falling due within one year	6	<u>12,273</u>		<u>15,017</u>	
NET CURRENT ASSETS			<u>103,432</u>		<u>62,359</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,003,432		962,359
CREDITORS					
Amounts falling due after more than one year	7		(362,700)		(362,700)
PROVISIONS FOR LIABILITIES			<u>(66,740)</u>		<u>(66,740)</u>
NET ASSETS			<u>573,992</u>		<u>532,919</u>
CAPITAL AND RESERVES					
Called up share capital			2		2
Retained earnings			<u>573,990</u>		<u>532,917</u>
			<u>573,992</u>		<u>532,919</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 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.

BALANCE SHEET - continued
5 APRIL 2022

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 7 November 2022 and were signed on its behalf by:

T F Horswell - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022**

1. STATUTORY INFORMATION

Cavendish Property Trading 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.

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.

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.

3. EMPLOYEES AND DIRECTORS

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 5 APRIL 2022

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 6 April 2021 and 5 April 2022	<u>900,000</u>
NET BOOK VALUE	
At 5 April 2022	<u>900,000</u>
At 5 April 2021	<u>900,000</u>

In September 2019 the property was revalued at £900,000.

Fair value at 5 April 2022 is represented by:

	£
Valuation in 2018	935,000
Valuation in 2019	<u>(35,000)</u>
	<u>900,000</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	5.4.22 £	5.4.21 £
Other debtors	<u>93,031</u>	<u>754</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	5.4.22 £	5.4.21 £
Taxation and social security	10,573	6,760
Other creditors	<u>1,700</u>	<u>8,257</u>
	<u>12,273</u>	<u>15,017</u>

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

	5.4.22 £	5.4.21 £
Bank loans	<u>362,700</u>	<u>362,700</u>

8. SECURED DEBTS

The bank loans are secured by a debenture against the properties held.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 5 APRIL 2022

9. RELATED PARTY DISCLOSURES

Mr T F Horswell and Mrs T Horswell, the directors and shareholders of Cavendish Property Trading Limited are the partners of Cavendish Developments.

Included within debtors is a director's loan account in the amount of £92,246 (2021: £6,683 creditors) due by the directors.

10. ULTIMATE CONTROLLING PARTY

The company is under joint control of the directors.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
CAVENDISH PROPERTY TRADING LIMITED**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Cavendish Property Trading Limited for the year ended 5 April 2022 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Cavendish Property Trading Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Cavendish Property Trading Limited and state those matters that we have agreed to state to the Board of Directors of Cavendish Property Trading Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Cavendish Property Trading Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Cavendish Property Trading Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Cavendish Property Trading Limited. You consider that Cavendish Property Trading Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Cavendish Property Trading Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

PJE Chartered Accountants
2 Oakfield Road
Clifton
Bristol
BS8 2AL

8 November 2022

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.