

REGISTERED NUMBER: 08171226 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2023
FOR
ESTEREL ESTATES LIMITED**

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FOR THE YEAR ENDED 31 JANUARY 2023

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ESTEREL ESTATES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2023**

DIRECTORS:

Mr M J Lear
Mr G Laidlaw

REGISTERED OFFICE:

PO Box 152
Crowhurst Road
Battle
East Sussex
TN33 3BX

REGISTERED NUMBER:

08171226 (England and Wales)

ACCOUNTANTS:

Acuity Professional Partnership LLP
Unit 2.02
High Weald House
Glovers End
Bexhill
East Sussex
TN39 5ES

STATEMENT OF FINANCIAL POSITION
31 JANUARY 2023

		2023		2022	
	Notes	£	£	£	£
FIXED ASSETS					
Investment property	4		1,537,923		1,537,923
CURRENT ASSETS					
Debtors	5	1,020		1,020	
Cash at bank		<u>6,302</u>		<u>3,285</u>	
		7,322		4,305	
CREDITORS					
Amounts falling due within one year	6	<u>305,550</u>		<u>274,380</u>	
NET CURRENT LIABILITIES			<u>(298,228)</u>		<u>(270,075)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,239,695		1,267,848
CREDITORS					
Amounts falling due after more than one year	7	<u>1,171,438</u>		<u>1,171,441</u>	
NET ASSETS		<u>68,257</u>		<u>96,407</u>	
CAPITAL AND RESERVES					
Called up share capital	9	200		200	
Retained earnings		<u>68,057</u>		<u>96,207</u>	
SHAREHOLDERS' FUNDS		<u>68,257</u>		<u>96,407</u>	

The notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION - continued
31 JANUARY 2023

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2023 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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 3 October 2023 and were signed on its behalf by:

Mr G Laidlaw - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2023**

1. STATUTORY INFORMATION

Esterel Estates 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.

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 Statement of Income and Retained Earnings, 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 statement of financial position date.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2022 - 2) .

4. INVESTMENT PROPERTY

	Total £
Fair value	
At 1 February 2022	
and 31 January 2023	<u>1,537,923</u>
Net book value	
At 31 January 2023	<u>1,537,923</u>
At 31 January 2022	<u>1,537,923</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other debtors	<u>1,020</u>	<u>1,020</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2023

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Taxation and social security	2,963	2,821
Other creditors	302,587	271,559
	<u>305,550</u>	<u>274,380</u>

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

	2023	2022
	£	£
Bank loans (see note 8)	<u>1,171,438</u>	<u>1,171,441</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>1,171,438</u>	<u>1,171,441</u>

8. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>1,171,438</u>	<u>1,171,441</u>

At 31st January 2023, there exists fixed and floating charges in favour of Metro Bank PLC in respect of charges dated 18th February 2016, 20th September 2018 and 28th November 2018 against all properties held under the company.

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2023	2022
			£	£
100	Ordinary	£1	100	100
100	Ordinary A	£1	100	100
			<u>200</u>	<u>200</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.