

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2023

FOR

ACH PROPERTIES LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2023

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

ACH PROPERTIES LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2023

DIRECTORS:

A J Cawthorne
C J Goodman

REGISTERED OFFICE:

Elmwood House
York Road
Kirk Hammerton
York
North Yorkshire
YO26 8DH

REGISTERED NUMBER:

08526621 (England and Wales)

ACCOUNTANTS:

Positive Accountants
Elmwood House
York Road
Kirk Hammerton
York
North Yorkshire
YO26 8DH

BALANCE SHEET
31 MAY 2023

		2023		2022	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	3		948		864
Investment property	4		2,062,970		2,062,970
			2,063,918		2,063,834
CURRENT ASSETS					
Debtors	5	37,404		137,864	
Cash at bank		154,513		23,092	
		191,917		160,956	
CREDITORS					
Amounts falling due within one year	6	27,578		30,375	
NET CURRENT ASSETS			164,339		130,581
TOTAL ASSETS LESS CURRENT LIABILITIES			2,228,257		2,194,415
CREDITORS					
Amounts falling due after more than one year	7		(1,545,601)		(1,555,601)
PROVISIONS FOR LIABILITIES			(65,000)		(65,000)
NET ASSETS			617,656		573,814

BALANCE SHEET - continued
31 MAY 2023

	Notes	2023		2022	
		£	£	£	£
CAPITAL AND RESERVES					
Called up share capital			120		120
Retained earnings			617,536		573,694
SHAREHOLDERS' FUNDS			617,656		573,814

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

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

The financial statements were approved by the Board of Directors and authorised for issue on 8 November 2023 and were signed on its behalf by:

A J Cawthorne - Director

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

1. 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.

Tangible fixed assets

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

Plant and machinery etc - 33% on cost

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.

2. EMPLOYEES AND DIRECTORS

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

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

3. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 June 2022	5,117
Additions	<u>1,069</u>
At 31 May 2023	<u>6,186</u>
DEPRECIATION	
At 1 June 2022	4,253
Charge for year	<u>985</u>
At 31 May 2023	<u>5,238</u>
NET BOOK VALUE	
At 31 May 2023	<u>948</u>
At 31 May 2022	<u>864</u>

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2022 and 31 May 2023	<u>2,062,970</u>
NET BOOK VALUE	
At 31 May 2023	<u>2,062,970</u>
At 31 May 2022	<u>2,062,970</u>

Fair value at 31 May 2023 is represented by:

	£
Valuation in 2017	324,607
Cost	<u>1,738,363</u>
	<u>2,062,970</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2023**4. INVESTMENT PROPERTY - continued**

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

	2023	2022
	£	£
Cost	<u>1,738,363</u>	<u>1,738,363</u>

The investment property was valued on an open market basis on 20 April 2017 by Paragon Bank Plc .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other debtors	<u>37,404</u>	<u>137,864</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Taxation and social security	25,984	23,385
Other creditors	<u>1,594</u>	<u>6,990</u>
	<u>27,578</u>	<u>30,375</u>

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

	2023	2022
	£	£
Bank loans	30,000	40,000
Other creditors	<u>1,515,601</u>	<u>1,515,601</u>
	<u>1,545,601</u>	<u>1,555,601</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Other loans	<u>1,515,601</u>	<u>1,515,601</u>

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

9. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 31 May 2023 and 31 May 2022:

	2023	2022
	£	£
C J Goodman		
Balance outstanding at start of year	110,753	70,722
Amounts advanced	-	70,263
Amounts repaid	(110,753)	(30,232)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>-</u>	<u>110,753</u>
A J Cawthorne		
Balance outstanding at start of year	-	-
Amounts advanced	5,525	-
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>5,525</u>	<u>-</u>

10. ULTIMATE CONTROLLING PARTY

The company is under the control of its directors.

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.