

**CLIFTON PARK INVESTMENTS LIMITED**  
**UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31 JULY 2018**

**CLIFTON PARK INVESTMENTS LIMITED**  
**UNAUDITED ACCOUNTS**  
**CONTENTS**

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	<b>Page</b>
<u>Company information</u>	<u>3</u>
<u>Statement of financial position</u>	<u>4</u>
<u>Notes to the accounts</u>	<u>5</u>

**CLIFTON PARK INVESTMENTS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 JULY 2018**

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<b>Directors</b>	David Turner George David Gannon
<b>Company Number</b>	09151748 (England and Wales)
<b>Registered Office</b>	Netherhall Netherhall Road Doncaster South Yorkshire DN1 2PN United Kingdom
<b>Accountants</b>	RAE Business Services (Yorkshire) Limited First Floor 85 Great Portland Street London W1W 7LT

**CLIFTON PARK INVESTMENTS LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JULY 2018**

	Notes	2018 £	2017 £
<b>Fixed assets</b>			
Investment property	<u>4</u>	1,958,849	1,287,382
<b>Current assets</b>			
Debtors	5	17,581	152,525
Cash at bank and in hand		4,183	3,208
		<u>21,764</u>	<u>155,733</u>
<b>Creditors: amounts falling due within one year</b>	<u>6</u>	(240,692)	(590,082)
<b>Net current liabilities</b>		<u>(218,928)</u>	<u>(434,349)</u>
<b>Total assets less current liabilities</b>		1,739,921	853,033
<b>Creditors: amounts falling due after more than one year</b>	<u>7</u>	(2,155,905)	(1,037,737)
<b>Net liabilities</b>		<u>(415,984)</u>	<u>(184,704)</u>
<b>Capital and reserves</b>			
Called up share capital		(1)	(1)
Profit and loss account		(415,983)	(184,703)
<b>Shareholders' funds</b>		<u>(415,984)</u>	<u>(184,704)</u>

For the year ending 31 July 2018 the company was entitled to exemption from audit 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.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the Board on 8 April 2019.

David Turner  
Director

Company Registration No. 09151748

**CLIFTON PARK INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 JULY 2018**

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**1 Statutory information**

CLIFTON PARK INVESTMENTS LIMITED is a private company, limited by shares, registered in England and Wales, registration number 09151748. The registered office is Netherhall, Netherhall Road, Doncaster, South Yorkshire, DN1 2PN, United Kingdom.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

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

***Presentation currency***

The accounts are presented in £ sterling.

***Investment property***

Investment property is included at market fair value. Gains are recognised in the income statement.

At the balance sheet date, the property was an asset still in the course of construction and was therefore included at cost.

***Going concern***

At the balance sheet date the company had net current liabilities. The company is reliant on short funding for property development. The accounts have been prepared on a going concern basis which assumes such funding can be renewed.

**4 Investment property**

	<b>2018</b>
	<b>£</b>
Fair value at 1 August 2017	1,287,382
Additions	671,467
At 31 July 2018	<u>1,958,849</u>

The investment property is an asset still in the course of construction and is therefore included at cost.

**5 Debtors**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Other debtors	<u>17,581</u>	<u>152,525</u>

**CLIFTON PARK INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 JULY 2018**

<b>6 Creditors: amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	-	425,906
Taxes and social security	5,482	5,048
Other creditors	-	63,670
Loans from directors	229,435	94,658
Accruals	5,775	800
	<u>240,692</u>	<u>590,082</u>
	<u><u>240,692</u></u>	<u><u>590,082</u></u>
<b>7 Creditors: amounts falling due after more than one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans	1,008,194	-
Other creditors	1,147,711	1,037,737
	<u>2,155,905</u>	<u>1,037,737</u>
	<u><u>2,155,905</u></u>	<u><u>1,037,737</u></u>

Other creditors represent £1,147,711 (2017 - £1,037,737) of unsecured lending from private individuals and interest is payable at rates of up to 12% per annum. Bank loans of £1,008,194 are secured on the company's investment property asset.

**8 Transactions with related parties**

Mr David Turner is a 95% shareholder and one of 2 directors of the company.

At the year end the company owed Mr Turner £224,934 (2017 - £90,158). Interest of £14,098 has been charged in the year. This loan is repayable on demand.

The company has incurred £445,043 (2017 - £96,023) of building work with Clifton Park Construction Limited, a company in which Mr George Gannon, one of the Directors of Clifton Park Investments Limited, is the sole director and shareholder.

Mrs J Humpidge owns 5% of the share capital in Clifton Park Investments Limited. Included in creditors > 1 year is an interest-free loan of £210,000 (2017 - £210,000) from her.

**9 Average number of employees**

During the year the average number of employees was 3 (2017: 3).

