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THORNHILL PROPERTY INVESTMENTS LIMITED

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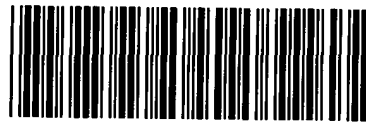
UNAUDITED

STATUTORY ACCOUNTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2022

WEDNESDAY



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20/09/2023

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COMPANIES HOUSE

THORNHILL PROPERTY INVESTMENTS LIMITED  
REGISTERED NUMBER:09229269

BALANCE SHEET  
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	4	1,449	2,174
Investment property	5	1,816,805	1,816,805
		<u>1,818,254</u>	<u>1,818,979</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	39,124	31,127
Bank and cash balances		683	683
		<u>39,807</u>	<u>31,810</u>
Creditors: amounts falling due within one year	7	(2,288,190)	(2,324,592)
<b>Net current liabilities</b>		<u>(2,248,383)</u>	<u>(2,292,782)</u>
<b>Total assets less current liabilities</b>		<u>(430,129)</u>	<u>(473,803)</u>
<b>Net liabilities</b>		<u>(430,129)</u>	<u>(473,803)</u>
<b>Capital and reserves</b>			
Called up share capital		4	4
Profit and loss account		(430,133)	(473,807)
		<u>(430,129)</u>	<u>(473,803)</u>

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THORNHILL PROPERTY INVESTMENTS LIMITED  
REGISTERED NUMBER:09229269

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BALANCE SHEET (CONTINUED)  
AS AT 31 DECEMBER 2022

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The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of statutory accounts.

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The statutory accounts were approved and authorised for issue by the Board and were signed on its behalf by:

.....  
R C G MacLeod  
Director

Date:

15/9/23

The notes on pages 3 to 7 form part of these statutory accounts.

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## THORNHILL PROPERTY INVESTMENTS LIMITED

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### NOTES TO THE STATUTORY ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

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#### 1. General information

Thornhill Property Investments Limited is a private company, limited by shares, incorporated in England and Wales with registered number 09229269. The address of the registered office is Thornhill Park, Stalbridge, Sturminster Newton, Dorset, DT10 2SH.

#### 2. Accounting policies

##### 2.1 Basis of preparation of statutory accounts

The statutory accounts have been prepared under the historical cost convention and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

##### 2.2 Going concern

At the year end, the Company had net liabilities. The company is reliant upon the support of its shareholders to enable it to meet its financial obligations as they arise. As the shareholders will continue to financially support the company for the foreseeable future, the directors consider it appropriate to prepare the statutory accounts on the going concern basis.

##### 2.3 Revenue

Turnover comprises income from rental properties during the period. Revenue is recognised on an accruals basis in accordance with the relevant rental agreements.

##### 2.4 Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant & machinery	-	25% Straight-line
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of income and retained earnings.

##### 2.5 Investment property

Investment property is carried at fair value determined annually either by the directors or professional valuers. The fair values are derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of income and retained earnings.

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## THORNHILL PROPERTY INVESTMENTS LIMITED

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### NOTES TO THE STATUTORY ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

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#### 2. Accounting policies (continued)

##### 2.6 Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at transaction price. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

##### 2.7 Taxation

The tax expense for the year comprises current tax. Tax is recognised in the Statement of income and retained earnings.

The current tax charge is based on the taxable profit for the year. Taxable profit differs from net profit as reported in the statement of income and retained earnings because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

#### 3. Employees

The average monthly number of employees, including directors, during the year was 2 (2021 - 2).

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THORNHILL PROPERTY INVESTMENTS LIMITED

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NOTES TO THE STATUTORY ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

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4. Tangible fixed assets

	Plant & machinery £
<b>Cost</b>	
At 1 January 2022	2,899
At 31 December 2022	<u>2,899</u>
<b>Depreciation</b>	
At 1 January 2022	725
Charge for the year on owned assets	725
At 31 December 2022	<u>1,450</u>
<b>Net book value</b>	
At 31 December 2022	<u>1,449</u>
At 31 December 2021	<u>2,174</u>

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THORNHILL PROPERTY INVESTMENTS LIMITED

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NOTES TO THE STATUTORY ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

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5. Investment property

	Freehold investment property £
Valuation	
At 1 January 2022	1,816,805
At 31 December 2022	<u>1,816,805</u>

The 2022 valuations were made by the directors and are based upon previous valuations made by professional valuers. The property has been valued at an open market value for existing use basis.

Historic cost

If the investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2022 £	2021 £
Historic cost	2,015,153	2,015,153
	<u>2,015,153</u>	<u>2,015,153</u>

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THORNHILL PROPERTY INVESTMENTS LIMITED

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NOTES TO THE STATUTORY ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

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6. Debtors

	2022 £	2021 £
Other debtors	38,044	29,732
Prepayments and accrued income	1,080	1,395
	<u>39,124</u>	<u>31,127</u>

7. Creditors: Amounts falling due within one year

	2022 £	2021 £
Other creditors	2,272,643	2,320,466
Accruals and deferred income	15,547	4,126
	<u>2,288,190</u>	<u>2,324,592</u>

8. Controlling party

The company is a wholly-owned subsidiary of Thornhill Property Holdings Limited, a company registered in Guernsey. The ultimate controlling parties are the trustees of the Thornhill Trust, a Guernsey trust that owns Thornhill Property Holdings Limited.

9. Related party transactions

Included within creditors is £2,269,367 (2021: £2,269,367) due to Thornhill Property Holdings Limited, the company's parent company.

Included within other debtors is £1,973 (2021: £Nil) due from Thornhill Farming Limited, a company of which R C G MacLeod and P F Blackwell are both directors.

10. Transactions with directors

Included within other creditors is £3,276 (2021: £26,276) due to R C G MacLeod.