

Company registration number 10598105 (England and Wales)

**TWYVER PROPERTY LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**  
**PAGES FOR FILING WITH REGISTRAR**

# TWYVER PROPERTY LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	Mr Simon Pealing Mr Nigel Pealing Mr David Pealing
<b>Company number</b>	10598105
<b>Registered office</b>	35 Rodney Road Cheltenham Gloucestershire GL50 1HX
<b>Accountants</b>	Paish Tooth Limited 35 Rodney Road Cheltenham Gloucestershire GL50 1HX

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## **TWYVER PROPERTY LIMITED**

### **ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF TWYVER PROPERTY LIMITED FOR THE YEAR ENDED 31 MARCH 2023**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Twyver Property Limited for the year ended 31 March 2023, which comprise the balance sheet, 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 at <https://www.icaew.com/regulation>.

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

It is your duty to ensure that Twyver Property Limited has kept adequate accounting records and to prepare statutory financial statements that comply with the requirements of the Companies Act 2006. You consider that Twyver Property 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 Twyver Property 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.

**Paish Tooth Limited**

12 December 2023

**Chartered Accountants**

35 Rodney Road  
Cheltenham  
Gloucestershire  
GL50 1HX

# TWYVER PROPERTY LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2023

	2023		2022	
	£	£	£	£
Fixed assets		1,000,790		1,000,790
Current assets	147,590		134,354	
Prepayments and accrued income	2,594		-	
Creditors: amounts falling due within one year	(23,912)		(24,260)	
Net current assets		126,272		110,094
Total assets less current liabilities		1,127,062		1,110,884
Accruals and deferred income		(3,749)		(1,180)
Net assets		1,123,313		1,109,704
Capital and reserves		1,123,313		1,109,704

Twyver Property Limited is a private company limited by shares incorporated in England and Wales. The registered office is 35 Rodney Road, Cheltenham, Gloucestershire, GL50 1HX.

For the year ended 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the micro-entity provisions and in accordance with FRS 105 'The Financial Reporting Standard applicable to the Micro-entities Regime' and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

## **TWYVER PROPERTY LIMITED**

### **BALANCE SHEET (CONTINUED)**

***AS AT 31 MARCH 2023***

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The financial statements were approved by the board of directors and authorised for issue on 23 August 2023 and are signed on its behalf by:

Mr Simon Pealing  
**Director**

Mr Nigel Pealing  
**Director**

Mr David Pealing  
**Director**

**Company registration number 10598105 (England and Wales)**

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.