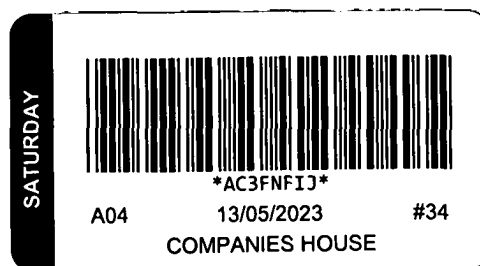


Registered number: 10892500

Caddick (Farington) Limited

Annual report

for the year ended 31 August 2022



Caddick (Farington) Limited

Annual report for the year ended 31 August 2022

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Caddick (Farington) Limited

Directors and advisers

Directors

P Caddick
M E Hartley
P A Bullers
S C Widdowson

Company Secretary

P A Bullers

Registered office

Castlegarth Grange
Scott Lane
Wetherby
West Yorkshire
LS22 6LH

Independent auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Central Square
29 Wellington Street
Leeds
LS1 4DL

Caddick (Farington) Limited

Directors' report for the year ended 31 August 2022

The directors present their report and the audited financial statements of the company for the year ended 31 August 2022.

Principal activity

The company's principal activity is property development. The company owns a site at Farington, on which it has secured planning consent for a warehouse development. During the year the company entered into a land sale and forward funding agreement with an investor to construct a 544,000 sq. ft warehouse unit.

Results

The company made a profit for the financial year of £12,802,926 (2021: £Nil).

Future prospects

The directors consider the future prospects of the company to be good. On practical completion of the build works, expected mid 2024, the company will be due a profit payment.

The company owns the residue of the site, around 7 acres, on which it is trying to secure a further warehouse development.

Directors

The directors of the company during the whole of the year and up to the date of signing the financial statements were as follows:

P Caddick
M E Hartley
P A Bullers
S C Widdowson

Directors' indemnities

As permitted by the Articles of Association, the Directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial year and is currently in force. The Company also purchased and maintained throughout the financial year Directors' and Officers' liability insurance in respect of itself and its Directors.

Caddick (Farington) Limited

Directors' report for the year ended 31 August 2022 (continued)

Statement of directors' responsibilities

The directors are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006.

Directors' confirmations

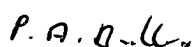
In the case of each director in office at the date the Directors' report is approved:

- so far as each director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Small company provisions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

By order of the Board



P A Bullers
Company Secretary

28 April 2023

Caddick (Farington) Limited

Independent auditors' report to the members of Caddick (Farington) Limited

Report on the financial statements

In our opinion, Caddick (Farington) Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report, which comprise: the Balance sheet as at 31 August 2022; the Profit and loss account, the Statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

Caddick (Farington) Limited

Independent auditors' report to the members of Caddick (Farington) Limited (continued)

Reporting on other information (continued)

With respect to the Directors' report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Directors' report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' report for the year ended 31 August 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to the Companies Act 2006, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in manipulation of accounting estimates and forecasts in relation to the recovery of stock value. Audit procedures performed by the engagement team included:

- Enquiring with management and those charged with governance to understand the relevant laws and regulations applicable to the company, and their assessment of fraud related risks;
- Evaluation of management's controls designed to prevent and detect fraudulent financial reporting;
- Challenging assumptions and judgements made by management in determining significant accounting estimates and forecasts; and
- Reviewing financial statement disclosures and testing to supporting documentation, where appropriate, to assess compliance with applicable laws and regulations.

Caddick (Farington) Limited

Independent auditors' report to the members of Caddick (Farington) Limited (continued)

Responsibilities for the financial statements and the audit (continued)

Auditors' responsibilities for the audit of the financial statements (continued)

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Rachel Greveson (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Leeds

2 May 2023

Caddick (Farington) Limited

Profit and loss account for the year ended 31 August 2022

	Note	2022 £	2021 £
Turnover		29,569,619	-
Cost of sales		(13,493,373)	-
Gross profit		16,076,246	-
Administrative expenses		(5,120)	-
Operating profit	5	16,071,126	-
Interest payable and similar expenses	7	(265,000)	-
Profit before taxation		15,806,126	-
Tax on profit	8	(3,003,200)	-
Profit for the financial year		12,802,926	-

The company's results shown above all derive from continuing operations throughout the year.

The company has no comprehensive income other than that included in the profit above, and therefore no separate statement of comprehensive income has been presented.

Caddick (Farington) Limited

Balance sheet as at 31 August 2022

Registered number: 10892500

	Note	2022 £	2021 £
Current assets			
Stocks	9	1,693,791	6,168,454
Debtors	10	8,203,944	-
Cash at bank		17,103	-
		9,914,838	6,168,454
Creditors: amounts falling due within one year	11	(9,611,911)	(6,168,453)
Net assets		302,927	1
Capital and reserves			
Called-up share capital	12	1	1
Retained earnings		302,926	-
Total equity		302,927	1

The financial statements on pages 7 to 15 were approved by the board of directors on 28 April 2023 and were signed on its behalf by:

P. A. Bullers

P A Bullers
Director

Caddick (Farington) Limited

Statement of changes in equity for the year ended 31 August 2022

	Called-up share capital	Retained earnings	Total equity
	£	£	£
Balance as at 1 September 2020	1	-	1
Result for the financial year	-	-	-
Balance as at 31 August 2021	1	-	1
Balance as at 1 September 2021	1	-	1
Profit for the financial year	-	12,802,926	12,802,926
Dividends (note 13)	-	(12,500,000)	(12,500,000)
Balance as at 31 August 2022	1	302,926	302,927

Caddick (Farington) Limited

Notes to the financial statements for the year ended 31 August 2022

1 General information

The company is a private company limited by shares and is incorporated and domiciled in England. The address of its registered office is Castlegarth Grange, Scott Lane, Wetherby, West Yorkshire, LS22 6LH.

2 Statement of compliance

The individual financial statements of Caddick (Farington) Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

The financial statements have been prepared on the going concern basis and under the historical cost convention.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a high degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

Exemptions for qualifying entities under FRS 102

The company is a qualifying entity as per FRS 100 and has taken advantage of the disclosure exemptions of FRS 102, section 1, paragraph 1.12(a) reconciliation of the number of shares outstanding at the beginning and end of the period, 1.12(b) statement of cash flows, 1.12(c) financial instruments and 1.12(e) key management compensation in total.

Stocks

The development property is included in the financial statements at the lower of cost and net realisable value. Cost includes interest attributable to individual projects, where appropriate.

Turnover

Turnover includes sale of development land, accounted for on the date of unconditional exchange of contracts, the value of work done under the development agreement (comprising recharges of build costs, professional fees and other development costs incurred plus allowable on-costs) and the invoiced value of other sales, excluding Value Added Tax. All turnover arises in the United Kingdom.

Accounting for contracts

Attributable profits are calculated based on the estimated total forecast result on each contract and the stage of completion on the contract. Attributable profits are not recognised until the point at which the outcome of the contract can be assessed with reasonable certainty. Profits that are not subject to erosion due to cost overruns are accrued for over the build period. Provision is made for losses on all contracts as soon as such losses become apparent.

Caddick (Farington) Limited

Notes to the financial statements for the year ended 31 August 2022 (continued)

3 Summary of significant accounting policies (continued)

Taxation

The charge for taxation is based on the result for the year. Deferred taxation has been recognised as a liability or asset if transactions have occurred at the balance sheet date that give rise to an obligation to pay more taxation in future, or a right to pay less taxation in future. An asset is not recognised to the extent that the transfer of economic benefits in future is uncertain. Deferred tax assets and liabilities recognised have not been discounted.

Financial instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

Basic financial instruments, including trade and other receivables, cash and bank balances and listed investments are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss, being the difference between the carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate, is recognised in the profit and loss account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed and is recognised in the profit and loss account.

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow group companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

Caddick (Farington) Limited

Notes to the financial statements for the year ended 31 August 2022 (continued)

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The key accounting estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below :

Stocks provisioning

The company owns a development property which is currently held at cost in accordance with the accounting policy. When assessing whether a provision is required, management considers the nature and condition of the property and its current saleability and estimated market value by reference to external advice and valuations performed for banking purposes.

Debtor recoverability

The company makes an estimate of the recoverable value of trade and other debtors, which includes contract costs recharged under the development agreement and accrued profits due on that project. When assessing whether any impairment of trade and other debtors is required, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience.

5 Operating profit

	2022	2021
	£	£
Operating profit is stated after charging the following:		
Remuneration of auditors for audit services	3,500	-
Remuneration of auditors for tax compliance services	1,500	-

6 Directors and employees

None of the directors received any emoluments in respect of their services to the company in either year. All the directors are also directors of either the parent company or the ultimate parent company and a number of fellow subsidiaries and it is not possible to make an accurate apportionment of their remuneration in respect of each of the group companies. P Caddick and P A Bullers are directors of the ultimate parent company and their remuneration is included in the aggregate of directors remuneration disclosed in the financial statements of Caddick Group Limited. M E Hartley and S C Widdowson are directors of the immediate parent company and their remuneration is included in the aggregate of directors remuneration disclosed in the financial statements of Caddick Developments Limited.

There were no employees in either year.

Caddick (Farington) Limited

Notes to the financial statements for the year ended 31 August 2022 (continued)

7 Interest payable and similar expenses

	2022 £	2021 £
Group interest payable	265,000	-

8 Tax on profit

	2022 £	2021 £
Current tax:		
Corporation tax payable on profits for the financial year at 19% (2021: 19%)	3,003,200	-
Adjustments in respect of previous years	-	-
Tax charge on profit	3,003,200	-

The tax charge on the profit before taxation differs from the standard UK rate of 19% (2021: 19%). The differences are explained below :

	2022 £	2021 £
Profit before taxation	15,806,126	-
Profit before taxation multiplied by the standard rate of corporation tax in the UK at 19% (2021: 19%)	3,003,164	-
Effects of:		
Rounding and other adjustments	36	-
Tax charge for the financial year	3,003,200	-

The company had no liability for deferred taxation at 31 August 2022 or 31 August 2021.

Caddick (Farington) Limited

Notes to the financial statements for the year ended 31 August 2022 (continued)

9 Stocks

	2022 £	2021 £
Development property	1,693,791	6,168,454

10 Debtors

	2022 £	2021 £
Trade debtors	2,648,857	-
Amounts recoverable on contracts	3,526,840	-
Amounts owed by group undertakings	312,339	-
Other debtors	1,715,908	-
	8,203,944	-

The amounts owed by group undertakings are unsecured, interest free and are repayable on demand.

11 Creditors: amounts falling due within one year

	2022 £	2021 £
Corporation tax	803,200	-
Other taxation and social security	5,169,554	-
Amounts owed to group undertakings	3,524,753	6,168,453
Accruals and deferred income	114,404	-
	9,611,911	6,168,453

The amounts owed to group undertakings are unsecured, bear interest at market rates and are repayable on demand.

Caddick (Farington) Limited

Notes to the financial statements for the year ended 31 August 2022 (continued)

12 Called-up share capital

	2022 £	2021 £
Allotted, called-up and fully paid		
1 (2021: 1) ordinary share of £1	1	1

13 Dividends

	2022 £	2021 £
Dividend paid of £12,500,000 (2021: £Nil) per ordinary share	12,500,000	-

14 Ultimate parent company and ultimate controlling party

The company's immediate parent undertaking is Caddick Developments Limited.

The company's ultimate parent company and parent undertaking of the smallest and largest group to consolidate these financial statements is Caddick Group Limited. Copies of the group financial statements may be obtained from the company secretary at the address shown on page 1.

The company's ultimate controlling party is Mr P Caddick, in his capacity as principal Trustee of the Paul Caddick Accumulation and Maintenance Settlement.

15 Related party transactions

The company has taken advantage of the exemption available under the terms of paragraph 33.1A of FRS 102 from disclosure of transactions with other wholly owned group undertakings.