

**HYDE END ROAD DEVELOPMENT LTD
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 JULY 2023**

HYDE END ROAD DEVELOPMENT LTD
UNAUDITED ACCOUNTS
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HYDE END ROAD DEVELOPMENT LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 31 JULY 2023

| | |
|--------------------------|--|
| Directors | Jack Joseph Jiggins Benjamin Karl Richards Luke Alexander Parriss Dormer Laura Janet Parriss Dormer Joseph John Dormer |
| Company Number | 11528696 (England and Wales) |
| Registered Office | The Old Bakery 12-14 Hart Street Henley-On-Thames Oxfordshire RG9 2AU United Kingdom |
| Accountants | Bell Howley Perrotton LLP 53 Davies Street Mayfair London W1K 5JH |

HYDE END ROAD DEVELOPMENT LTD

ACCOUNTANTS' REPORT

Accountants' report to the board of directors of Hyde End Road Development Ltd on the preparation of the unaudited statutory accounts for the year ended 31 July 2023

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Hyde End Road Development Ltd for the year ended 31 July 2023 as set out on pages 5 - 7 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Hyde End Road Development Ltd, as a body, in accordance with the terms of our engagement letter dated 21 August 2019. Our work has been undertaken solely to prepare for your approval the accounts of Hyde End Road Development Ltd and state those matters that we have agreed to state to them, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Hyde End Road Development Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Hyde End Road Development Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Hyde End Road Development Ltd. You consider that Hyde End Road Development Ltd 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 accounts of Hyde End Road Development Ltd. 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 accounts.

Bell Howley Perrotton LLP

53 Davies Street
Mayfair
London
W1K 5JH

10 April 2024

HYDE END ROAD DEVELOPMENT LTD
STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2023

| | Notes | 2023 £ | 2022 £ |
|--|----------|----------------|----------------|
| Fixed assets | | | |
| Investment property | <u>4</u> | 1,550,000 | 1,424,999 |
| Current assets | | | |
| Debtors | 5 | 15,995 | 11,908 |
| Cash at bank and in hand | | 5,887 | 8,078 |
| | | <u>21,882</u> | <u>19,986</u> |
| Creditors: amounts falling due within one year | <u>6</u> | (6,058) | (11,705) |
| Net current assets | | <u>15,824</u> | <u>8,281</u> |
| Total assets less current liabilities | | 1,565,824 | 1,433,280 |
| Creditors: amounts falling due after more than one year | <u>7</u> | (1,241,677) | (1,221,575) |
| Provisions for liabilities | | | |
| Deferred tax | | (127,812) | (104,062) |
| Net assets | | <u>196,335</u> | <u>107,643</u> |
| Capital and reserves | | | |
| Called up share capital | | 4 | 4 |
| Fair value reserve | | (568,634) | (443,633) |
| Profit and loss account | | <u>764,965</u> | <u>551,272</u> |
| Shareholders' funds | | <u>196,335</u> | <u>107,643</u> |

For the year ending 31 July 2023 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.

The financial statements were approved by the Board of Directors and authorised for issue on 4 March 2024 and were signed on its behalf by

Benjamin Karl Richards
Director

Company Registration No. 11528696

HYDE END ROAD DEVELOPMENT LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 JULY 2023

1 Statutory information

Hyde End Road Development Ltd is a private company, limited by shares, registered in England and Wales, registration number 11528696. The registered office is The Old Bakery, 12-14 Hart Street, Henley-On-Thames, Oxfordshire, RG9 2AU, 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.

4 Investment property

| | 2023 |
|--------------------------------------|-------------|
| | £ |
| Fair value at 1 August 2022 | 1,424,999 |
| Net gain from fair value adjustments | 125,001 |
| | <hr/> |
| At 31 July 2023 | 1,550,000 |
| | <hr/> <hr/> |

5 Debtors

| | 2023 | 2022 |
|--|-------------|-------------|
| | £ | £ |
| Amounts falling due within one year | | |
| VAT | 7,117 | 7,969 |
| Trade debtors | 8,878 | 3,939 |
| | <hr/> | <hr/> |
| | 15,995 | 11,908 |
| | <hr/> <hr/> | <hr/> <hr/> |

6 Creditors: amounts falling due within one year

| | 2023 | 2022 |
|--|-------------|-------------|
| | £ | £ |
| Trade creditors | 5,160 | 3,949 |
| Amounts owed to group undertakings and other participating interests | - | 3,480 |
| Other creditors | - | 2,598 |
| Loans from directors | 898 | 898 |
| Accruals | - | 780 |
| | <hr/> | <hr/> |
| | 6,058 | 11,705 |
| | <hr/> <hr/> | <hr/> <hr/> |

HYDE END ROAD DEVELOPMENT LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 JULY 2023

| 7 Creditors: amounts falling due after more than one year | 2023 | 2022 |
|--|-------------|-------------|
| | £ | £ |
| Bank loans | 1,235,055 | 1,221,575 |
| Other creditors | 6,622 | - |
| | <hr/> | <hr/> |
| | 1,241,677 | 1,221,575 |
| | <hr/> | <hr/> |

8 Average number of employees

During the year the average number of employees was 5 (2022: 5).

