

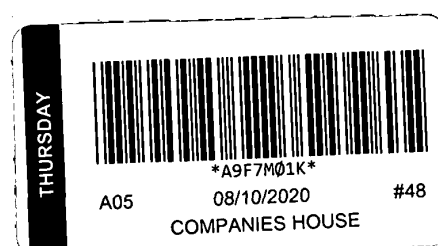
Registered number: 11700354

CRAVENVIEW LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

**FROM THE DATE OF INCORPORATION ON 28 NOVEMBER 2018 TO 31 DECEMBER
2019**



CRAVENVIEW LIMITED

COMPANY INFORMATION

Directors	Sean Benson (appointed 28 November 2018) Nicholas Fallows (appointed 28 November 2018)
Registered number	11700354
Registered office	8 Hanover Square London W1S 1HQ

CRAVENVIEW LIMITED

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CRAENVIEW LIMITED

**DIRECTORS' REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2019**

The directors present their report and the financial statements for the period ended 31 December 2019.

Principal activity

The Company's principle activity to acquire, develop and hold investment property with a view to generating long term rental and capital appreciation.

Results

The results are set out on page 2.

Directors

The directors who served during the period were:

Sean Benson (appointed 28 November 2018)

Nicholas Fallows (appointed 28 November 2018)

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 7 October 2020 and signed on its behalf.



Nicholas Fallows
Director

CRAVENVIEW LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	Note	2019 £
Turnover		32,893
Gross profit		32,893
Administrative expenses		(8,929)
Operating profit		23,964
Tax on profit		(4,553)
Profit for the financial period		19,411

There were no recognised gains and losses for 2019 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2019.

The notes on pages 4 to 7 form part of these financial statements.

CRAVENVIEW LIMITED
REGISTERED NUMBER: 11700354

BALANCE SHEET
AS AT 31 DECEMBER 2019

	Note	2019 £
Fixed assets		
Investment property	4	8,428,153
		<u>8,428,153</u>
Current assets		
Debtors: amounts falling due within one year	5	24,037
		<u>24,037</u>
Creditors: amounts falling due within one year	6	(4,553)
		<u>19,484</u>
Net current assets		
		<u>19,484</u>
Total assets less current liabilities		<u>8,447,637</u>
Creditors: amounts falling due after more than one year	7	(8,428,151)
		<u>19,486</u>
Net assets		<u>19,486</u>
Capital and reserves		
Called up share capital		75
Profit and loss account		19,411
		<u>19,486</u>

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 period 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 financial statements.

The financial statements 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 financial statements were approved and authorised for issue by the board and were signed on its behalf on 7 October 2020.


Nicholas Fallows
 Director

The notes on pages 4 to 7 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2019**

1. General information

Cravenview Limited (the "Company") is a private company limited by shares incorporated in England and Wales, United Kingdom. The nature of the Company's operations and its principal activities are set out in the Directors' Report.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies 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.

The following principal accounting policies have been applied:

2.2 Revenue

Rental income is recognised on an accruals basis over the period of the rental agreement.

2.3 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the period in which they are incurred.

2.4 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

2.5 Investment property

Investment property is carried at fair value determined annually by external valuers and 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 Comprehensive Income.

2.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2019**

2. Accounting policies (continued)**2.8 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. Employees

The average monthly number of employees, including directors, during the period was 2.

CRAVENVIEW LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2019**

4. Investment property

	Property under construc- tion £
Valuation	
Additions at cost	8,428,153
At 31 December 2019	8,428,153

5. Debtors

	2019 £
Other debtors	24,037
	24,037

6. Creditors: Amounts falling due within one year

	2019 £
Other creditors	4,553
	4,553

7. Creditors: Amounts falling due after more than one year

	2019 £
Other loans	8,428,151
	8,428,151

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2019**

8. Loans

Analysis of the maturity of loans is given below:

	2019 £
Amounts falling due 2-5 years	
Other loans	8,428,151
	<u>8,428,151</u>

9. Events after the reporting period

There were no material events that occurred after the reporting period.