

Company Registration No. 08185784 (England and Wales)

1 CIRENCESTER ROAD LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2017
PAGES FOR FILING WITH REGISTRAR

1 CIRENCESTER ROAD LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 5

1 CIRENCESTER ROAD LIMITED

BALANCE SHEET

AS AT 31 AUGUST 2017

	Notes	2017		2016	
		£	£	£	£
Fixed assets					
Tangible assets	3		56,931		42,265
Investment properties	4		3,044,737		1,949,384
			<u>3,101,668</u>		<u>1,991,649</u>
Current assets					
Debtors	5	145,880		104,444	
Cash at bank and in hand		20,673		599,775	
		<u>166,553</u>		<u>704,219</u>	
Creditors: amounts falling due within one year	6	<u>(3,567,441)</u>		<u>(2,936,730)</u>	
Net current liabilities			<u>(3,400,888)</u>		<u>(2,232,511)</u>
Total assets less current liabilities			<u>(299,220)</u>		<u>(240,862)</u>
Creditors: amounts falling due after more than one year	7		<u>(161,796)</u>		<u>(184,373)</u>
Net liabilities			<u>(461,016)</u>		<u>(425,235)</u>
Capital and reserves					
Called up share capital	9		100		100
Profit and loss reserves			<u>(461,116)</u>		<u>(425,335)</u>
Total equity			<u>(461,016)</u>		<u>(425,235)</u>

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

For the financial year ended 31 August 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his 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 and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

1 CIRENCESTER ROAD LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 AUGUST 2017

The financial statements were approved and signed by the director and authorised for issue on 28 June 2018

C York
Director

Company Registration No. 08185784

1 CIRENCESTER ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2017

1 Accounting policies

Company information

1 Cirencester Road Limited is a private company limited by shares incorporated in England and Wales. The registered office is 3rd Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 August 2017 are the first financial statements of 1 Cirencester Road Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 September 2016. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Turnover

Revenue represents amounts receivable for commercial rent and services net of VAT.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	25% straight line
---------------------	-------------------

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments'.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction.

1 CIRENCESTER ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

1 Accounting policies (Continued)

Classification of financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans, are initially recognised at transaction price unless the arrangement constitutes a financing transaction.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 1 (2016 - 1).

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 September 2016	462,758
Additions	69,419
	<hr/>
At 31 August 2017	532,177
	<hr/>
Depreciation and impairment	
At 1 September 2016	420,493
Depreciation charged in the year	54,753
	<hr/>
At 31 August 2017	475,246
	<hr/>
Carrying amount	
At 31 August 2017	56,931
	<hr/> <hr/>
At 31 August 2016	42,265
	<hr/> <hr/>

4 Investment property

	2017 £
Fair value	
At 1 September 2016	1,949,384
Additions	1,095,353
	<hr/>
At 31 August 2017	3,044,737
	<hr/> <hr/>

1 CIRENCESTER ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

5 Debtors	2017	2016
	£	£
Amounts falling due within one year:		
Trade debtors	123,498	95,332
Other debtors	22,382	9,112
	<u>145,880</u>	<u>104,444</u>
6 Creditors: amounts falling due within one year	2017	2016
	£	£
Bank loans and overdrafts	14,996	-
Trade creditors	29,301	3,780
Other creditors	3,523,144	2,932,950
	<u>3,567,441</u>	<u>2,936,730</u>
7 Creditors: amounts falling due after more than one year	2017	2016
	£	£
Bank loans and overdrafts	<u>161,796</u>	<u>184,373</u>
8 Loans and overdrafts	2017	2016
	£	£
Bank loans	<u>176,792</u>	<u>184,373</u>
Payable within one year	14,996	-
Payable after one year	<u>161,796</u>	<u>184,373</u>
The long-term loans are secured by fixed charges over the investment property		
9 Called up share capital	2017	2016
	£	£
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>
	<u>100</u>	<u>100</u>

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.