REGISTERED NUMBER: 00842625 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 March 2020

for

Over Estates (Winsford) Limited

Contents of the Financial Statements
for the Year Ended 31 March 2020

Company Information
for the Year Ended 31 March 2020

DIRECTORS:	L S Finney R Finney M Finney
SECRETARY:	M Finney
REGISTERED OFFICE:	15 Grange Lane Winsford Cheshire CW7 2BP
REGISTERED NUMBER:	00842625 (England and Wales)
ACCOUNTANTS:	Craven Dalton Jigsaw House Unit 11 Portal Business Park Eaton Lane Tarporley Cheshire CW6 9DL

Balance Sheet
31 March 2020

		31.3.20		31.3.19	
	Notes	£	£	£	£
FIXED ASSETS					
Investment property	4		2,078,412		886,633
CURRENT ASSETS					
Debtors	5	541,008		574,199	
Cash at bank		-		15,223	
		541,008		589,422	
CREDITORS					
Amounts falling due within one year	6	493,050		186,832	
NET CURRENT ASSETS			47,958		402,590
TOTAL ASSETS LESS CURRENT LIABILITIES			2,126,370		1,289,223
CREDITORS					
Amounts falling due after more than one year	7		(149,457)		(197,932)
PROVISIONS FOR LIABILITIES			(109,193)		-
NET ASSETS			1,867,720		1,091,291
CAPITAL AND RESERVES					
Called up share capital			2,820		2,820
Revaluation reserve			702,634		702,634
Capital redemption reserve			180		180
Retained earnings			1,162,086		385,657
SHAREHOLDERS' FUNDS			1,867,720		1,091,291

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:
(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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Balance Sheet - continued
31 March 2020

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 17 February 2021 and were signed on its behalf by:

R Finney - Director

M Finney - Director

1. **STATUTORY INFORMATION**

Over Estates (Winsford) Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements
These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover
Turnover represents the total amount of rents receivable for the year.

Investment property
Investment property is included at fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2019 - 3) .

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4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 April 2019	886,633
Additions	320,768
Revaluations	871,011
At 31 March 2020	2,078,412
NET BOOK VALUE	
At 31 March 2020	2,078,412
At 31 March 2019	886,633

Fair value at 31 March 2020 is represented by:

	£
Valuation in 2016	702,634
Valuation in 2017	(191,849)
Valuation in 2020	871,011
Cost	696,616
	2,078,412

If Investment property had not been revalued it would have been included at the following historical cost:

	31.3.20	31.3.19
	£	£
Cost	696,616	375,848

Investment property was valued on an open market basis on 31 March 2020 by an independent valuer .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20	31.3.19
	£	£
Trade debtors	105,955	123,790
Other debtors	5,407	5,334
Related party loans	429,034	444,534
Accrued income	217	217
Prepayments	395	324
	541,008	574,199

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6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20	31.3.19
	£	£
Bank loans and overdrafts	296,719	46,537
Trade creditors	-	46
Tax	6,183	3,995
VAT	24,336	24,336
Other creditors	25,000	25,000
Deposits received in advance	8,750	8,750
Directors' loan accounts	124,173	72,173
Accrued expenses	7,889	5,995
	493,050	186,832

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.20	31.3.19
	£	£
Bank loans - 2-5 years	117,271	181,141
Bank loans more 5 yr by instal	32,186	16,791
	149,457	197,932

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	32,186	16,791

8. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.20	31.3.19
	£	£
Bank overdraft	28,763	-
Bank loans	417,413	244,469
	446,176	244,469

The bank holds a legal charge over the property owned by the company, together with a fixed and floating charge over the assets of the company.

Bank overdrafts are secured on all assets of the company.