

Unaudited Financial Statements
for the Year Ended 31 March 2023
for
Corderwood Limited

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for the Year Ended 31 March 2023

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Corderwood Limited
Company Information
for the Year Ended 31 March 2023

DIRECTORS: A T Coy FRICS
C Coy

SECRETARY: C Coy

REGISTERED OFFICE: The Limes
32 Bridge Street
Thetford
Norfolk
IP24 3AG

REGISTERED NUMBER: 00996307 (England and Wales)

ACCOUNTANTS: Knights Lowe
Chartered Accountants
The Limes
32 Bridge Street
Thetford
Norfolk
IP24 3AG

Corderwood Limited (Registered number: 00996307)

Balance Sheet
31 March 2023

	Notes	2023 £	£	2022 £	£
FIXED ASSETS					
Tangible assets	4		1,204		894
Investment property	5		<u>1,635,000</u>		<u>1,765,000</u>
			1,636,204		1,765,894
CURRENT ASSETS					
Debtors	6	4,982		42,004	
Cash at bank		<u>132,139</u>		<u>127,569</u>	
		137,121		169,573	
CREDITORS					
Amounts falling due within one year	7	<u>23,807</u>		<u>55,238</u>	
NET CURRENT ASSETS			113,314		114,335
TOTAL ASSETS LESS CURRENT LIABILITIES			1,749,518		1,880,229
PROVISIONS FOR LIABILITIES					
	8		<u>244,461</u>		<u>210,432</u>
NET ASSETS			1,505,057		1,669,797
CAPITAL AND RESERVES					
Called up share capital	9		1,500		1,500
Fair value reserve	10		939,757		1,103,655
Retained earnings			<u>563,800</u>		<u>564,642</u>
SHAREHOLDERS' FUNDS			1,505,057		1,669,797

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 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.

Corderwood Limited (Registered number: 00996307)

Balance Sheet - continued

31 March 2023

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 22 September 2023 and were signed on its behalf by:

A T Coy FRICS - Director

The notes on pages 4 to 8 form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 March 2023

1. STATUTORY INFORMATION

Corderwood 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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 gross rent receivable, insurance recovered from tenants and commission charges receivable during the year.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 15% on reducing balance
Fixtures and fittings	- 15% on reducing balance
Computer equipment	- 25% on reducing balance

Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

2. ACCOUNTING POLICIES - continued

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, and loans from banks or other related parties.

Debt instruments, like loans and other accounts receivable and payable, are initially measured at present value of the future payments and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, 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 financed at a rate of interest that is not a market rate or in case of an outright short-term loan not at market rate, the financial asset or liability is measured, initially and subsequently, at the present value of the future payment discounted at a market rate of interest for a similar debt instrument.

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, 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.

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.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

2. ACCOUNTING POLICIES - continued

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.

Impairment

At each reporting date, goodwill and other fixed assets, including tangible fixed assets and investments but excluding investment properties, are assessed to determine whether there is an indication that the carrying amount of an asset may be more than its recoverable amount and that the asset should be impaired. If there is an indication of possible impairment, the recoverable amount of an asset, which is the higher of its value in use and its net realisable value, is estimated and compared with its carrying amount. If the recoverable amount is lower, the carrying amount of the asset is written down to its estimated recoverable amount and an impairment loss is recognised in profit and loss.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2022 - 2) .

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 April 2022	5,862
Additions	564
At 31 March 2023	<u>6,426</u>
DEPRECIATION	
At 1 April 2022	4,968
Charge for year	254
At 31 March 2023	<u>5,222</u>
NET BOOK VALUE	
At 31 March 2023	<u>1,204</u>
At 31 March 2022	<u>894</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2022	1,765,000
Revaluations	<u>(130,000)</u>
At 31 March 2023	<u>1,635,000</u>
NET BOOK VALUE	
At 31 March 2023	<u>1,635,000</u>
At 31 March 2022	<u>1,765,000</u>

Fair value at 31 March 2023 is represented by:

	£
Valuation in 2023	1,183,917
Cost	<u>451,083</u>
	<u>1,635,000</u>

If the investment properties had not been revalued they would have been included at the following historical cost:

	2023 £	2022 £
Cost	<u>451,083</u>	<u>451,083</u>

The investment properties were valued on an open market basis on 31 March 2023 by the directors .

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade debtors	4,982	5,285
Other debtors	<u>-</u>	<u>36,719</u>
	<u>4,982</u>	<u>42,004</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade creditors	-	8,119
Taxation and social security	6,588	8,031
Other creditors	<u>17,219</u>	<u>39,088</u>
	<u>23,807</u>	<u>55,238</u>

Other creditors includes £10,019 (2022 - £12,927) due to the directors.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

8. PROVISIONS FOR LIABILITIES

	2023	2022
	£	£
Deferred tax		
Accelerated capital allowances	301	170
Fair value reserve	244,160	210,262
	<u>244,461</u>	<u>210,432</u>
		Deferred tax
		£
Balance at 1 April 2022		210,432
Provided during year		34,029
Balance at 31 March 2023		<u>244,461</u>

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2023	2022
Number:	Class:	Nominal value:	£	£
1,500	Ordinary	£1	<u>1,500</u>	<u>1,500</u>

10. RESERVES

	Fair value reserve
	£
At 1 April 2022	1,103,655
Revaluation of properties	(130,000)
Transfers	<u>(33,898)</u>
At 31 March 2023	<u>939,757</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.