

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
CAMBRIDGE PROPERTY DEVELOPMENTS LTD

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FOR THE YEAR ENDED 31 MARCH 2022**

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CAMBRIDGE PROPERTY DEVELOPMENTS LTD

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2022**

DIRECTOR: G R Ward

REGISTERED OFFICE: Colmworth Business Park
16 Eaton Court
St Neots
Cambridgeshire
PE19 8ER

REGISTERED NUMBER: 09379745 (England and Wales)

ACCOUNTANTS: Thompson Taraz Rand Ltd
Chartered Accountants
10 Jesus Lane
Cambridge
Cambridgeshire
CB5 8BA

CAMBRIDGE PROPERTY DEVELOPMENTS LTD (REGISTERED NUMBER: 09379745)

**BALANCE SHEET
31 MARCH 2022**

	Notes	2022 £	2021 £
FIXED ASSETS			
Tangible assets	5	76,950	75,199
Investment property	6	<u>7,579,750</u>	<u>6,489,000</u>
		<u>7,656,700</u>	<u>6,564,199</u>
CURRENT ASSETS			
Debtors	7	3,693	109,912
Cash at bank		<u>153,549</u>	<u>53,378</u>
		157,242	163,290
CREDITORS			
Amounts falling due within one year	8	<u>(2,174,334)</u>	<u>(2,145,980)</u>
NET CURRENT LIABILITIES		<u>(2,017,092)</u>	<u>(1,982,690)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		5,639,608	4,581,509
CREDITORS			
Amounts falling due after more than one year	9	(4,069,036)	(4,029,644)
PROVISIONS FOR LIABILITIES	11	<u>(120,886)</u>	-
NET ASSETS		<u>1,449,686</u>	<u>551,865</u>
CAPITAL AND RESERVES			
Called up share capital	12	100	100
Fair value reserve	13	559,287	(363,099)
Retained earnings		<u>890,299</u>	<u>914,864</u>
SHAREHOLDERS' FUNDS		<u>1,449,686</u>	<u>551,865</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

The notes form part of these financial statements

BALANCE SHEET - continued
31 MARCH 2022

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 Profit and loss account has not been delivered.

The financial statements were approved by the director and authorised for issue on 31 January 2023 and were signed by:

G R Ward - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. **STATUTORY INFORMATION**

Cambridge Property Developments Ltd 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. **STATEMENT OF COMPLIANCE**

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.

3. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is derived from rents received.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Plant and machinery etc - 25% on cost and 20% on cost

Investment property

Investment property is measured at cost on initial recognition and then fair value at each reporting date. Fair value gains and losses are recognised in the profit and loss. Deferred taxation is provided on these gains at rates expected to apply when the property is sold.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

4. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2021 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

5. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 April 2021	164,018
Additions	45,163
At 31 March 2022	<u>209,181</u>
DEPRECIATION	
At 1 April 2021	88,819
Charge for year	43,412
At 31 March 2022	<u>132,231</u>
NET BOOK VALUE	
At 31 March 2022	<u>76,950</u>
At 31 March 2021	<u>75,199</u>

Fixed assets, included in the above, which are held under finance leases are as follows:

	Plant and machinery etc £
COST	
Additions	35,102
At 31 March 2022	<u>35,102</u>
DEPRECIATION	
Charge for year	7,020
At 31 March 2022	<u>7,020</u>
NET BOOK VALUE	
At 31 March 2022	<u>28,082</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2021	6,489,000
Additions	83,193
Revaluations	<u>1,007,557</u>
At 31 March 2022	<u>7,579,750</u>
NET BOOK VALUE	
At 31 March 2022	<u>7,579,750</u>
At 31 March 2021	<u>6,489,000</u>

Fair value at 31 March 2022 is represented by:

	£
Valuation in 2020	425,000
Valuation in 2021	(873,270)
Valuation in 2022	1,087,566
Cost	<u>6,940,454</u>
	<u>7,579,750</u>

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

	2022 £	2021 £
Cost	<u>6,940,454</u>	<u>6,937,270</u>

The investment properties were valued on a fair value basis on 1 June 2022 by Westley & Huff Chartered Surveyors .

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	<u>3,693</u>	<u>109,912</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Bank loans and overdrafts	143,610	123,682
Finance leases	4,211	-
Tax	19,557	16,314
Other creditors	2,000,000	2,000,000
Accrued expenses	<u>6,956</u>	<u>5,984</u>
	<u>2,174,334</u>	<u>2,145,980</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

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

	2022	2021
	£	£
Bank loans - 1-2 years	272,506	247,364
Bank loans - 2-5 years	3,653,954	3,653,954
Finance leases	18,825	-
Directors loan accs more 1yr	123,751	128,326
	<u>4,069,036</u>	<u>4,029,644</u>

Bank loans are secured against the Companies Investment Properties by way of a fixed charge. All Bank loans are interest only with no fixed repayment date.

10. SECURED DEBTS

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	4,070,070	4,025,000
Finance leases	23,036	-
	<u>4,093,106</u>	<u>4,025,000</u>

The bank loans are secured via a fixed charge over the property to which they relate.

11. PROVISIONS FOR LIABILITIES

	2022	
	£	
Deferred tax		
Accelerated capital allowances	14,621	
Other timing differences	106,265	
	<u>120,886</u>	
		Deferred tax
		£
Balance at 1 April 2021		(85,171)
Charge to Profit and loss account during year		206,057
Balance at 31 March 2022		<u>120,886</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

12. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022 £	2021 £
1	Ordinary D	£1	1	1
33	Ordinary A	£1	33	33
33	Ordinary B	£1	33	33
33	Ordinary C	£1	33	33
			<u>100</u>	<u>100</u>

13. RESERVES

	Fair value reserve £
At 1 April 2021	(363,099)
fair value movement	<u>922,386</u>
At 31 March 2022	<u>559,287</u>

14. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The Directors Loan is unsecured, interest free with no fixed repayment date.

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.