

Company registration number SC111863 (Scotland)

Chesser Properties Limited
unaudited financial statements
for the year ended 29 February 2024
Pages for filing with Registrar

Chesser Properties Limited

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Chesser Properties Limited**Balance sheet****as at 29 February 2024**

		29 February 2024		28 February 2023	
	Notes	£	£	£	£
Fixed assets					
Investment property	4	2,141,150		2,466,782	
Investments	5	405,128		375,623	
		2,546,278		2,842,405	
Current assets					
Debtors	6	670,925		666,767	
Cash at bank and in hand		878,695		567,899	
		1,549,620		1,234,666	
Creditors: amounts falling due within one year	7	(951,391)		(1,051,965)	
Net current assets		598,229		182,701	
Total assets less current liabilities		3,144,507		3,025,106	
Provisions for liabilities		(18,507)		(11,131)	
Net assets		3,126,000		3,013,975	
Capital and reserves					
Called up share capital		100		100	
Revaluation reserve		55,522		33,393	
Profit and loss reserves		3,070,378		2,980,482	
Total equity		3,126,000		3,013,975	

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

For the financial year ended 29 February 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 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.

Chesser Properties Limited

Balance sheet (continued)

as at 29 February 2024

The financial statements were approved by the board of directors and authorised for issue on 4 September 2024 and are signed on its behalf by:

G Bain

Director

Company Registration No. SC111863

Chesser Properties Limited

Notes to the financial statements

for the year ended 29 February 2024

1 Accounting policies

Company information

Chesser Properties Limited is a private company limited by shares incorporated in Scotland. The registered office is 49 Northumberland Street, Edinburgh, EH3 6JJ.

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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents gross rental income, receivable in respect of investment properties.

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. Changes in fair value are recognised in profit or loss.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Chesser Properties Limited

Notes to the financial statements (continued)

for the year ended 29 February 2024

1 Accounting policies (continued)

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

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, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Chesser Properties Limited

Notes to the financial statements (continued)

for the year ended 29 February 2024

1 Accounting policies (continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2024 Number	2023 Number
Total	2	2

4 Investment property

	2024 £
Cost or fair value	
At 1 March 2023	2,466,783
Disposals	(325,633)
At 29 February 2024	2,141,150

Chesser Properties Limited**Notes to the financial statements (continued)****for the year ended 29 February 2024****4 Investment property (continued)**

Investment property comprises residential and commercial properties. The fair value of the investment property has been arrived at on the basis of the directors' valuation.

5 Fixed asset investments

	2024	2023
	£	£
Shares in group undertakings and participating interests	4,290	4,290
Listed investments	400,838	371,333
	405,128	375,623

Movements in fixed asset investments

	Shares in associates	Listed investments	Total
	£	£	£
Cost or valuation			
At 1 March 2023	4,290	371,333	375,623
Valuation changes	-	29,505	29,505
At 29 February 2024	4,290	400,838	405,128
Carrying amount			
At 29 February 2024	4,290	400,838	405,128
At 28 February 2023	4,290	371,333	375,623

6 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Other debtors	639,175	632,094
Prepayments and accrued income	31,750	34,673
	670,925	666,767

7 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other creditors	941,890	1,042,679
Accruals and deferred income	9,501	9,286
	951,391	1,051,965

Chesser Properties Limited

Notes to the financial statements (continued)

for the year ended 29 February 2024

8 Related party transactions

At the year end the company owed David Boland's estate £941,679 (2023: £1,042,679).

During the year, Boland Holdings Limited, a company with mutual directors in the year to 29 February 2024, provided building services totalling £5,948 (2023: £9,356) to Chesser Properties Limited.

