

Corncrake Properties Limited

Filleted Accounts

31 March 2018

**Corncrake Properties Limited****Registered number:** 04841425**Balance Sheet****as at 31 March 2018**

	<b>Notes</b>	<b>2018</b>	<b>2017</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	3	6,040,716	6,035,742
<b>Current assets</b>			
Debtors	4	38,724	649
Cash at bank and in hand		229,065	190,068
		<u>267,789</u>	<u>190,717</u>
<b>Creditors: amounts falling due within one year</b>	5	(4,651,958)	(4,974,197)
<b>Net current liabilities</b>		<u>(4,384,169)</u>	<u>(4,783,480)</u>
<b>Net assets</b>		<u>1,656,547</u>	<u>1,252,262</u>
<b>Capital and reserves</b>			
Called up share capital		400	400
Revaluation reserve	7	623,459	623,459
Profit and loss account		1,032,688	628,403
<b>Shareholders' funds</b>		<u>1,656,547</u>	<u>1,252,262</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

R J Dunleavy

Director

Approved by the board on 17 December 2018

**Corncrake Properties Limited**  
**Notes to the Accounts**  
**for the year ended 31 March 2018**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

***Tangible fixed assets***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Plant and machinery	25% reducing balance
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***Debtors***

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

***Creditors***

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

***Taxation***

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

### **Provisions**

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

## **2 Employees**

	<b>2018 Number</b>	<b>2017 Number</b>
Average number of persons employed by the company	<u>1</u>	<u>2</u>

## **3 Tangible fixed assets**

	<b>Land and buildings £</b>	<b>Plant and machinery etc £</b>	<b>Total £</b>
<b>Cost</b>			
At 1 April 2017	6,035,000	2,810	6,037,810
Additions	-	6,138	6,138
At 31 March 2018	<u>6,035,000</u>	<u>8,948</u>	<u>6,043,948</u>
<b>Depreciation</b>			
At 1 April 2017	-	2,068	2,068
Charge for the year	-	1,164	1,164
At 31 March 2018	<u>-</u>	<u>3,232</u>	<u>3,232</u>
<b>Net book value</b>			
At 31 March 2018	<u>6,035,000</u>	<u>5,716</u>	<u>6,040,716</u>
At 31 March 2017	<u>6,035,000</u>	<u>742</u>	<u>6,035,742</u>

Freehold land and buildings:	<b>2018 £</b>	<b>2017 £</b>
Historical cost	5,411,541	5,411,541
Cumulative depreciation based on historical cost	-	-
	<u>5,411,541</u>	<u>5,411,541</u>

The freehold property was revalued in the year ended 31 March 2013.

<b>4 Debtors</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Trade debtors	25,224	649
Other debtors	13,500	-
	<u>38,724</u>	<u>649</u>

<b>5 Creditors: amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	1,774,586	2,322,101
Trade creditors	73,168	18,812
Taxation and social security costs	95,711	33,588
Other creditors	2,708,493	2,599,696
	<u>4,651,958</u>	<u>4,974,197</u>

<b>6 Loans</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Creditors include:		
Secured bank loans	<u>1,774,586</u>	<u>2,322,101</u>

The security is in the form of both a fixed and floating charge over the freehold property of the company.

<b>7 Revaluation reserve</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
At 1 April 2017	623,459	623,459
At 31 March 2018	<u>623,459</u>	<u>623,459</u>

## **8 Other information**

Corncrake Properties Limited is a private company limited by shares and incorporated in England. Its registered office is:

116 Widney Manor Road  
Solihull  
West Midlands  
B91 3JJ