

**Company Registration No. 04841425 (England and Wales)**

**CORNCRAKE PROPERTIES LIMITED  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**CORNCRAKE PROPERTIES LIMITED**  
**UNAUDITED ACCOUNTS**  
**CONTENTS**

---

|  | <b>Page</b>              |
|--|--------------------------|
| <a href="#"><u>Company information</u></a>             | <a href="#"><u>3</u></a> |
| <a href="#"><u>Statement of financial position</u></a> | <a href="#"><u>4</u></a> |
| <a href="#"><u>Notes to the accounts</u></a>           | <a href="#"><u>5</u></a> |

**CORNCRAKE PROPERTIES LIMITED  
COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2021**

---

|                          |   |
|--------------------------|---|
| <b>Directors</b>         | Russell Dunleavy<br>James Dunleavy<br>Tracey Dunleavy         |
| <b>Company Number</b>    | 04841425 (England and Wales)                                  |
| <b>Registered Office</b> | 116 WIDNEY MANOR ROAD<br>SOLIHULL<br>WEST MIDLANDS<br>B91 3JJ |

**CORNCRAKE PROPERTIES LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2021**

|  | Notes             | 2021<br>£        | 2020<br>£        |
|--|-------------------|------------------|------------------|
| <b>Fixed assets</b>  |                   |                  |                  |
| Tangible assets  | <a href="#">4</a> | 4,414,774        | 3,726,359        |
| <b>Current assets</b>  |                   |                  |                  |
| Debtors  | <a href="#">5</a> | 1,264,909        | 1,256,726        |
| Cash at bank and in hand                                       |                   | 78,764           | 449,792          |
|  |                   | <u>1,343,673</u> | <u>1,706,518</u> |
| <b>Creditors: amounts falling due within one year</b>          | <a href="#">6</a> | (2,120,766)      | (1,703,457)      |
| <b>Net current (liabilities)/assets</b>                        |                   | <u>(777,093)</u> | <u>3,061</u>     |
| <b>Total assets less current liabilities</b>                   |                   | 3,637,681        | 3,729,420        |
| <b>Creditors: amounts falling due after more than one year</b> | <a href="#">7</a> | (1,752,049)      | (1,864,042)      |
| <b>Net assets</b>  |                   | <u>1,885,632</u> | <u>1,865,378</u> |
| <b>Capital and reserves</b>                                    |                   |                  |                  |
| Called up share capital  |                   | 400              | 400              |
| Revaluation reserve  |                   | 623,459          | 623,459          |
| Profit and loss account  |                   | <u>1,261,773</u> | <u>1,241,519</u> |
| <b>Shareholders' funds</b>                                     |                   | <u>1,885,632</u> | <u>1,865,378</u> |

For the year ending 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 15 July 2021 and were signed on its behalf by

Russell Dunleavy  
Director

Company Registration No. 04841425

**CORNCRAKE PROPERTIES LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**1 Statutory information**

CORNCRAKE PROPERTIES LIMITED is a private company, limited by shares, registered in England and Wales, registration number 04841425. The registered office is 116 WIDNEY MANOR ROAD, SOLIHULL, WEST MIDLANDS, B91 3JJ.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

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

***Presentation currency***

The accounts are presented in £ sterling.

***Tangible fixed assets and depreciation***

Tangible assets are included at cost less depreciation and impairment. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

**4 Tangible fixed assets**

|                          | <b>Land &amp;<br/>buildings</b> | <b>Plant &amp;<br/>machinery</b> | <b>Fixtures &amp;<br/>fittings</b> | <b>Total</b> |
|--------------------------|---------------------------------|----------------------------------|------------------------------------|--------------|
|                          | <b>£</b>                        | <b>£</b>                         | <b>£</b>                           | <b>£</b>     |
| <b>Cost or valuation</b> |                                 |                                  |                                    |              |
| At 1 April 2020          | 3,721,516                       | 2,224                            | 6,724                              | 3,730,464    |
| Additions                | 688,245                         | -                                | 170                                | 688,415      |
| At 31 March 2021         | 4,409,761                       | 2,224                            | 6,894                              | 4,418,879    |
| <b>Depreciation</b>      |                                 |                                  |                                    |              |
| At 1 April 2020          | -                               | -                                | 4,105                              | 4,105        |
| At 31 March 2021         | -                               | -                                | 4,105                              | 4,105        |
| <b>Net book value</b>    |                                 |                                  |                                    |              |
| At 31 March 2021         | 4,409,761                       | 2,224                            | 2,789                              | 4,414,774    |
| At 31 March 2020         | 3,721,516                       | 2,224                            | 2,619                              | 3,726,359    |

**5 Debtors: amounts falling due within one year**

|  | <b>2021</b>      | <b>2020</b>      |
|--|------------------|------------------|
|  | <b>£</b>         | <b>£</b>         |
| Trade debtors                            | (6,613)          | 694,300          |
| Amounts due from group undertakings etc. | -                | 914              |
| Other debtors                            | 1,271,522        | 561,512          |
|  | <u>1,264,909</u> | <u>1,256,726</u> |

**CORNCRAKE PROPERTIES LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

| <b>6 Creditors: amounts falling due within one year</b>              | <b>2021</b>      | <b>2020</b>      |
|--|------------------|------------------|
|  | <b>£</b>         | <b>£</b>         |
| Trade creditors  | 42,396           | -                |
| Amounts owed to group undertakings and other participating interests | -                | (84,300)         |
| Taxes and social security  | 33,945           | 9,393            |
| Other creditors  | -                | 12,286           |
| Loans from directors   | 1,939,425        | 1,761,078        |
| Accruals   | 105,000          | 5,000            |
|  | <u>2,120,766</u> | <u>1,703,457</u> |

| <b>7 Creditors: amounts falling due after more than one year</b>     | <b>2021</b>      | <b>2020</b>      |
|--|------------------|------------------|
|  | <b>£</b>         | <b>£</b>         |
| Bank loans   | 1,692,049        | 1,760,901        |
| Amounts owed to group undertakings and other participating interests | 60,000           | 103,141          |
|  | <u>1,752,049</u> | <u>1,864,042</u> |

**8 Loans to directors**

|  | <b>Brought Forward</b> | <b>Advance/ credit</b> | <b>Repaid</b> | <b>Carried Forward</b> |
|--|------------------------|------------------------|---------------|------------------------|
|  | <b>£</b>               | <b>£</b>               | <b>£</b>      | <b>£</b>               |
| Russell Dunleavy                                 |                        |                        |               |                        |
| Long-Term loan to fund company                   | (1,364,713)            | -                      | -             | (1,364,713)            |
| James Dunleavy                                   |                        |                        |               |                        |
| Long-Term Loan for Main residence Acquisition    | 540,000                | -                      | -             | 540,000                |
| Long-Term loan to fund buy-to -let prtproperties | 250,000                | -                      | -             | 250,000                |
| Tracey Dunleavy                                  |                        |                        |               |                        |
| Long-Term loan to fund company                   | (1,364,713)            | -                      | -             | (1,364,713)            |
|  | <u>(1,939,426)</u>     | <u>-</u>               | <u>-</u>      | <u>(1,939,426)</u>     |

**9 Average number of employees**

During the year the average number of employees was 0 (2020: 0).