

# Quattro Property Investments Ltd

Annual Report and Unaudited Financial Statements

for the Year Ended 31 October 2020

**Quattro Property Investments Ltd**

**Contents**

|                                   |  |
|-----------------------------------|--|
| Company Information               | <a href="#">1</a>                      |
| Balance Sheet                     | <a href="#">2</a> to <a href="#">3</a> |
| Notes to the Financial Statements | <a href="#">4</a> to <a href="#">5</a> |

**Quattro Property Investments Ltd**

**Company Information**

|                          |   |
|--------------------------|---|
| <b>Director</b>          | Mr Graeme Scott Noot  |
| <b>Registered office</b> | Felcourt Farm Bungalow Felcourt Farm<br>Felcourt Road<br>East Grinstead<br>RH19 2LQ |
| <b>Accountants</b>       | Property Tax Advice Ltd<br>1 Market Hill<br>Calne<br>Wiltshire<br>SN11 0BT          |

**Quattro Property Investments Ltd**  
**(Registration number: 11762175)**  
**Balance Sheet as at 31 October 2020**

|  | Note | 2020<br>£       | 2019<br>£       |
|--|------|-----------------|-----------------|
| <b>Fixed assets</b>  |      |                 |                 |
| Investment property  |      | 57,000          | 30,000          |
| <b>Current assets</b>  |      |                 |                 |
| Debtors  |      | 5,525           | 5,361           |
| Cash at bank and in hand                                       |      | 1,310           | 13              |
|  |      | <u>6,835</u>    | <u>5,374</u>    |
| <b>Creditors: Amounts falling due within one year</b>          |      | <u>(2,113)</u>  | <u>(1,153)</u>  |
| <b>Net current assets</b>                                      |      | <u>4,722</u>    | <u>4,221</u>    |
| <b>Total assets less current liabilities</b>                   |      | 61,722          | 34,221          |
| <b>Creditors: Amounts falling due after more than one year</b> |      | <u>(67,342)</u> | <u>(43,268)</u> |
| <b>Net liabilities</b>   |      | <u>(5,620)</u>  | <u>(9,047)</u>  |
| <b>Capital and reserves</b>                                    |      |                 |                 |
| Called up share capital  |      | 1,000           | 1,000           |
| Revaluation reserve  |      | -               | (7,671)         |
| Profit and loss account  |      | <u>(6,620)</u>  | <u>(2,376)</u>  |
| Total equity   |      | <u>(5,620)</u>  | <u>(9,047)</u>  |

For the financial year ending 31 October 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages [4](#) to [5](#) form an integral part of these financial statements.  
Page 2

**Quattro Property Investments Ltd**

**(Registration number: 11762175)**

**Balance Sheet as at 31 October 2020 (continued)**

Approved and authorised by the director on 18 June 2021

.....  
Mr Graeme Scott Noot  
Director

The notes on pages [4](#) to [5](#) form an integral part of these financial statements.  
Page 3

## Quattro Property Investments Ltd

### Notes to the Financial Statements for the Year Ended 31 October 2020

#### 1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:  
Felcourt Farm Bungalow Felcourt Farm  
Felcourt Road  
East Grinstead  
RH19 2LQ  
United Kingdom

These financial statements were authorised for issue by the director on 18 June 2021.

#### 2 Accounting policies

##### Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

##### Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

##### Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by the director. The director uses observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

##### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

##### Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

**Quattro Property Investments Ltd**

**Notes to the Financial Statements for the Year Ended 31 October 2020 (continued)**

**2 Accounting policies (continued)**

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

**3 Staff numbers**

The average number of persons employed by the company (including the director) during the year, was 0 (2019 - 0).