

Company Number: 121234

**Crownwood Holdings Limited T/A O'Shea's Hotel**

**Abridged Unaudited Financial Statements**

**for the financial year ended 30 April 2025**

# Crownwood Holdings Limited T/A O'Shea's Hotel

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## **Crownwood Holdings Limited T/A O'Shea's Hotel DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Patrick O'Shea Patricia O'Shea
<b>Company Secretary</b>	Patricia O'Shea
<b>Company Number</b>	121234
<b>Registered Office and Business Address</b>	11 Old Navan Road Castleknock Dublin D15 EHH0 Ireland
<b>Accountants</b>	Ecovis DCA Limited Chartered Accountants 27 Upper Mount Street Dublin 2 D02 F890 Republic of Ireland
<b>Bankers</b>	Bank of Ireland 6 Lower O'Connell Street Dublin 1  AIB Capel Street Dublin 1
<b>Solicitors</b>	O'Regan Little Solicitors 7 Winetavern Street Dublin 8

# Crownwood Holdings Limited T/A O'Shea's Hotel DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

The directors made the following statement in respect of the unaudited financial statements:

## "General responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Ecovis DCA Limited, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

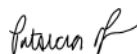
The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

## Signed on behalf of the board



Director

Date: 27/03/2026



Date: 27/03/2026

# Crownwood Holdings Limited T/A O'Shea's Hotel

## STATEMENT OF FINANCIAL POSITION

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Non-Current Assets</b>			
Property, plant and equipment	7	9,278,388	807,969
Financial assets	8	300,000	300,000
<b>Non-Current Assets</b>		<b>9,578,388</b>	<b>1,107,969</b>
<b>Current Assets</b>			
Debtors	9	361,834	731,059
Cash and cash equivalents		163,288	224,617
		<b>525,122</b>	<b>955,676</b>
<b>Creditors: amounts falling due within one year</b>	10	<b>(1,994,835)</b>	<b>(2,570,033)</b>
<b>Net Current Liabilities</b>		<b>(1,469,713)</b>	<b>(1,614,357)</b>
<b>Total Assets less Current Liabilities</b>		<b>8,108,675</b>	<b>(506,388)</b>
<b>Equity</b>			
Called up share capital presented as equity		15	15
Revaluation reserve	11	171,479	171,479
Retained earnings		7,937,181	(677,882)
<b>Equity attributable to owners of the company</b>		<b>8,108,675</b>	<b>(506,388)</b>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Crownwood Holdings Limited T/A O'Shea's Hotel, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 27/03/2026 and signed on its behalf by:

  
  
 Patricia O'Shea  
 Director

  
  
 Patricia O'Shea

**Crownwood Holdings Limited T/A O'Shea's Hotel**  
**STATEMENT OF CHANGES IN EQUITY**

as at 30 April 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Total €
<b>At 1 May 2023</b>	15	171,479	(184,607)	(13,113)
Loss for the financial year	-	-	(493,275)	(493,275)
<b>At 30 April 2024</b>	15	171,479	(677,882)	(506,388)
Profit for the financial year	-	-	8,615,063	8,615,063
<b>At 30 April 2025</b>	<b>15</b>	<b>171,479</b>	<b>7,937,181</b>	<b>8,108,675</b>

# Crownwood Holdings Limited T/A O'Shea's Hotel

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Crownwood Holdings Limited T/A O'Shea's Hotel is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 121234. The registered office of the company is 11 Old Navan Road, Castleknock, Dublin, D15 EHH0, Ireland which is also the principal place of business of the company. The principal activity of the company is that of a hotel and restaurant with bar facilities. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 30 April 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Turnover

Turnover is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Turnover comprises the fair value of consideration received and receivable exclusive of value added tax and after discounts and rebates.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest.

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on dispatch of the goods, the amount of turnover can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Turnover from the provision of services is recognised in the accounting period in which the services are rendered and the outcome of the contract can be estimated reliably. The company uses the percentage of completion method based on the actual service performed as a percentage of the total services to be provided.

#### Property, plant and equipment and depreciation

Tangible fixed assets

##### (i) Cost

Tangible fixed assets are recorded at historical cost or deemed cost, less accumulated depreciation and impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Freehold premises are stated at cost (or deemed cost for freehold premises held at valuation at the date of transition to FRS 102) less accumulated depreciation and accumulated impairment losses

The company previously adopted a policy of revaluing freehold premises and they were stated at their revalued amount less any subsequent depreciation and accumulated impairment losses. The company has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

The difference between depreciation based on the deemed cost charged in the profit and loss account and

## Crownwood Holdings Limited T/A O'Shea's Hotel

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

the asset's original cost is transferred from revaluation reserve to retained earnings.

Equipment and fixtures and fittings are stated at cost less accumulated depreciation and accumulated impairment losses.

### (ii) Depreciation

Depreciation is provided on Tangible fixed assets, on a straight-line basis, so as to write off their cost less residual amounts over their estimated useful economic lives.

The estimated useful economic lives assigned to Tangible fixed assets are as follows:

Land and buildings freehold	-	4% Straight line
Fixtures, fittings and equipment	-	12.5% Straight line
Motor vehicles	-	12.5% Straight line

The company's policy is to review the remaining useful economic lives and residual values of Tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated property, plant & equipment are retained in the cost of property, plant & equipment and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the profit and loss account.

Assets not carried at fair value are also reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use is defined as the present value of the future pre-tax and interest cash flows obtainable as a result of the asset's continued use. The pre-tax and interest cash flows are discounted using a pre-tax discount rate that represents the current market risk free rate and the risks inherent in the asset.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the profit and loss account, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in profit or loss.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the profit and loss account.

### Leasing

Rentals payable under operating leases are dealt with in the Income Statement as incurred over the period of the rental agreement.

### Financial assets

Other financial assets include investments which are not investments in subsidiaries, associates or joint ventures. Investments are initially measured at fair value which usually equates to the transaction price and subsequently at fair value where investments are listed on an active market or where non listed investments can be reliably measured. Movements in fair value are measured in the profit and loss.

When fair value cannot be measured reliably or can no longer be measured reliably, investments are measured at cost less impairment.

# Crownwood Holdings Limited T/A O'Shea's Hotel

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Statement of Financial Position bank overdrafts are shown within Creditors.

### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

### Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

### Ordinary share capital

The ordinary share capital of the company is presented as equity.

### Exceptional item

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

<b>3. Operating loss</b>	<b>2025</b>	2024
	€	€
<b>Operating loss is stated after charging:</b>		
Depreciation of property, plant and equipment	<b>432,493</b>	136,185
Loss/(profit) on disposal of intangible fixed assets	<b>20,866</b>	-
	<u><u>          </u></u>	<u><u>          </u></u>

## Crownwood Holdings Limited T/A O'Shea's Hotel

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

<b>4. Other Gains and Losses</b>	<b>2025</b>	2024
	€	€
Fair value gains and losses are as follows:		
Property, plant and equipment	<u>8,858,119</u>	<u>-</u>

<b>5. Finance costs</b>	<b>2025</b>	2024
	€	€
Interest	<u>(44,816)</u>	<u>228,072</u>

<b>6. Employees</b>	<b>2025</b>	2024
	Number	Number
Directors	2	2
Employees	<u>21</u>	<u>19</u>
	<u>23</u>	<u>21</u>

The average monthly number of employees, including directors, during the financial year was 21, (2024 - 21).

<b>7. Property, plant and equipment</b>	<b>Land and buildings freehold</b>	<b>Fixtures, fittings and equipment</b>	<b>Motor vehicles</b>	<b>Total</b>
	€	€	€	€
<b>Cost or Valuation</b>				
At 1 May 2024	974,035	1,373,102	62,736	2,409,873
Additions	-	9,259	56,400	65,659
Disposals	-	-	(62,736)	(62,736)
Revaluation	8,525,965	-	-	8,525,965
At 30 April 2025	<u>9,500,000</u>	<u>1,382,361</u>	<u>56,400</u>	<u>10,938,761</u>
<b>Depreciation</b>				
At 1 May 2024	332,154	1,227,879	41,871	1,601,904
Charge for the financial year	380,000	45,443	7,050	432,493
On disposals	-	-	(41,870)	(41,870)
Revaluation	(332,154)	-	-	(332,154)
At 30 April 2025	<u>380,000</u>	<u>1,273,322</u>	<u>7,051</u>	<u>1,660,373</u>
<b>Net book value</b>				
At 30 April 2025	<u>9,120,000</u>	<u>109,039</u>	<u>49,349</u>	<u>9,278,388</u>
At 30 April 2024	<u>641,881</u>	<u>145,223</u>	<u>20,865</u>	<u>807,969</u>

# Crownwood Holdings Limited T/A O'Shea's Hotel

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 8. Financial fixed assets

	Other unlisted investments €	Total €
<b>Investments Cost</b>		
At 30 April 2025	300,000	300,000
<b>Net book value</b>		
At 30 April 2025	<b>300,000</b>	<b>300,000</b>
At 30 April 2024	300,000	300,000

### 9. Debtors

	2025 €	2024 €
Amounts owed by group undertakings	-	150,000
Amounts owed by connected parties (Note 14)	-	299,315
Other debtors	<b>12,008</b>	17,250
Directors' current accounts (Note 13)	-	210,395
Taxation	<b>115,421</b>	52,599
Prepayments	<b>5,517</b>	1,500
Accrued income	<b>228,888</b>	-
	<b>361,834</b>	731,059

### 10. Creditors

<b>Amounts falling due within one year</b>	2025 €	2024 €
Amounts owed to credit institutions	<b>28,590</b>	110,962
Trade creditors	<b>14,996</b>	25,602
Amounts owed to group undertakings	<b>1,856,536</b>	1,513,381
Amounts owed to connected parties (Note 14)	-	447,390
Taxation	<b>94,640</b>	468,640
Directors' current accounts (Note 13)	<b>73</b>	-
Accruals	-	4,058
	<b>1,994,835</b>	2,570,033

### 11. Income Statement

	Revaluation reserve €	Income statement €	Total €
At 1 May 2024	171,479	(677,882)	(506,403)
Profit/(loss) for the financial year	-	8,615,063	8,615,063
At 30 April 2025	<b>171,479</b>	<b>7,937,181</b>	<b>8,108,660</b>

### 12. Financial commitments

There are no lease commitments for the following period.

## Crownwood Holdings Limited T/A O'Shea's Hotel

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

13. Directors' remuneration and transactions	2025 €	2024 €
<b>Directors' remuneration</b>		
Remuneration	635,659	428,872
Pension contributions	125,997	175,980
	<u>761,656</u>	<u>604,852</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
Patrick O'Shea	73	-
	<u>73</u>	<u>-</u>

The loan with the director is interest free, unsecured and repayable on demand.

## 14. Related party transactions

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025 €	Movement in year €	Balance 2024 €	Maximum in year €
Harvestlane Ltd	-	(205,326)	205,326	205,326
Tua Public House Ltd	-	(93,989)	93,989	93,989
	<u>-</u>	<u>(299,315)</u>	<u>299,315</u>	

The following amounts are due to other connected parties:

	2025 €	2024 €
Rushway Ltd.	-	411,903
Dingle Rock Ltd	-	32,287
Nedmary Ltd	-	3,200
	<u>-</u>	<u>447,390</u>

Net balances with other connected parties:

	2025 €	2024 €
Harvestlane Ltd	-	205,326
Rushway Ltd.	-	(411,903)
Dingle Rock Ltd	-	(32,287)
Nedmary Ltd	-	(3,200)
Tua Public House Ltd	-	93,989
	<u>-</u>	<u>(148,075)</u>

Connected party balances

As part of an internal group reorganisation during the financial year, the loan balances with connected parties were transferred to the parent company, Crownwood Investments Limited. As a result, no amounts were due

## **Crownwood Holdings Limited T/A O'Shea's Hotel**

# **NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 April 2025

from or due to connected parties at 30 April 2025. These entities are considered connected parties by virtue of their common director and shareholder, Patrick O'Shea.

The balances previously included within connected party balances were:

Harvestlane Ltd: 2025: Nil (2024: €205,326)  
Tua Public House Ltd: 2025: Nil (2024: €93,989)  
Rushway Ltd: 2025: Nil (2024: (€411,903))  
Dingle Rock Ltd: 2025: Nil (2024: (€32,287))  
Nedmary Ltd: 2025: Nil (2024: (€3,200))

Net balance with connected parties: 2025: Nil (2024: (€148,075))

### **15. Parent company**

The company regards Crownwood Investments Limited as its parent company.

### **16. Controlling interest**

The ultimate controlling party of Crownwood Holdings Limited is Patrick O'Shea, owning 100% of the shares in Crownwood Investments Limited.

Crownwood Investments Limited is the parent company of Crownwood Holdings Limited.

### **17. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on  
27/03/2026 \_\_\_\_\_.