

CLOUGHINNEA PROPERTY LIMITED
ABRIDGED UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 JULY 2025
COMPANY NUMBER: 530485

G.P. Boyle & Company Ltd
Old Fire Station
Cecil Street
Newry
Co. Down
BT35 6AU

CLOUGHINNEA PROPERTY LIMITED
ABRIDGED UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 JULY 2025

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CLOUGHINNEA PROPERTY LIMITED
DIRECTORS AND OTHER INFORMATION
FOR THE YEAR ENDED 31 JULY 2025

DIRECTORS:	Christine Fearon Adrian Hoey
SECRETARY:	Christine Fearon
REGISTERED OFFICE:	Old Graveyard Road Faughart Dundalk County Louth A91 EC3F
ACCOUNTANTS:	GP Boyle & Company Limited Old Fire Station Cecil Street Newry County Down BT35 6AU
PRINCIPAL BANKERS	Bank of Ireland Clanbrassil Street Dundalk Co Louth
COMPANY REGISTRATION NUMBER:	530485

CLOUGHINNEA PROPERTY LIMITED
STATEMENT OF DIRECTORS' RESPONSIBILITIES AND DECLARATION ON
UNAUDITED ABRIDGED FINANCIAL STATEMENTS

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

Directors' Responsibility Statement

The directors are responsible for preparing the Annual Report and the financial statements in accordance with the applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Accounting Standards Board and published by the Auditing Practices Board in the UK and Ireland.

Irish Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

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

- Select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements 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 as set out on pages 6 to 8:

- 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 judgments underlying them. They have 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 G.P Boyle & Company Ltd Chartered Accountants, all the company's accounting records and provided all the information necessary for all 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 year ended 31 July 2025.

On behalf of the board of Directors



CHRISTINE FEARON
DIRECTOR

13 FEBRUARY 2026



ADRIAN HOEY
DIRECTOR

13 FEBRUARY 2026

CLOUGHINNEA PROPERTY LIMITED

Extract from Director's report in accordance with section 329 of the Companies Act
2014

The directors of the company interests in shares/debentures of the company during the financial year are as follows;

DIRECTOR	SHARES HELD	SHARE CLASS
Christine Fearon	50 Shares	€1 per Ordinary Share
Adrian Hoey	50 Shares	€1 per Ordinary Share

CLOUGHINNEA PROPERTY LTD
ABRIDGED BALANCE SHEET AS AT 31 JULY 2025

	Notes	€ 2025	€ 2024
<u>Fixed Assets</u>			
Tangible assets	2	785,573	785,573
<u>Current Assets</u>			
Debtors		-	-
Cash at Bank and in hand		31,176	1,441
		31,176	1,441
<u>Creditors: amounts falling due within one year</u>		(133,441)	(205,962)
<u>Total Assets Less Current Liabilities</u>		683,308	581,052
<u>Creditors: Amounts falling due after more than one year</u>		(72,260)	(39,260)
<u>Net Assets</u>		611,048	581,052
<u>Capital and Reserves</u>			
Called up Share Capital	3	100	100
Profit And Loss Account	4	610,948	580,952
Equity Shareholders' Funds		611,048	581,052

We, as Directors of Cloughinnea Property Limited, 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 s.358 are satisfied,

(c) the shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.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 year and to otherwise comply with the provisions of the Companies act 2014 applicable to the company.

(e) the company has relied on the specified exemption contained in s.352 Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the Financial Statements have been properly prepared in accordance with s.353 Companies Act 2014.



CHRISTINE FEARON
 DIRECTOR



ADRIAN HOEY
 DIRECTOR

13/02/2025

13/02/2025

CLOUGHINNEA PROPERTY LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025

1. Statement of 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.

1.1 Basis of preparation

The audited accounts have been prepared in accordance with accounting standards generally accepted in Ireland and the Companies Act 2014. Accounting standards generally accepted in Ireland in preparing financial statements giving a true and fair view are those issued by the Financial Reporting Council.

1.2 Cash flow statement

The company meets the size criteria for a small company set by the Companies Act 2014 and therefore, in accordance with FRS1: Cash flow statements, it has not prepared a cash flow statement.

1.3 Turnover policy

Turnover represents the total invoice value, excluding VAT, of sales made during the year.

1.4 Stock

Stock is valued at the lower of cost and net realisable value.

1.5 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.6 Deferred Taxation

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

1.7 Directors' remuneration

	2025	2024
	€	€
Remuneration and other emoluments	-	-

2. Tangible Assets

	Tangible Fixed assets €	Tangible Fixed assets €
<u>Cost</u>		
At 1 August 2024	785,573	785,573
At 31 July 2025	785,573	785,573
<u>Depreciation</u>		
At 1 August 2024	-	-
At 31 July 2025	-	-
<u>Net Book Values</u>		
At 31 July 2025	785,573	785,573
At 31 July 2024	785,573	785,573

CLOUGHINNEA PROPERTY LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025

3. Share Capital

	2025 €	2024 €
Authorised equity		
100 Ordinary shares of €1 each	<u>100</u>	<u>100</u>

4. Reserves

	Total €
At 1 August 2024	541,791
Profit for the year	<u>69,257</u>
At 31 July 2025	<u>611,048</u>

5. Approval of financial statements

The board of directors approved these financial statements for issue on 13 February 2025.

Extract from the Directors' report in accordance with section 329 of the Companies Act 2014.

Directors' and secretary and their interests in shares of the company

The Directors and secretary who served during the year and their interests in the company are as stated below:

	Ordinary shares	
	31/07/2025	31/07/2024
Christine Fearon	50	50
Adrian Hoey	50	50