

Company registration number: 554709

Rockhill House Estate Limited
Unaudited abridged financial statements
for the financial year ended 31 March 2025

Rockhill House Estate Limited

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Rockhill House Estate Limited

Directors and other information

Directors	John Molloy John Dennis Molloy Niall Molloy Kathryn Molloy
Secretary	John Molloy
Company number	554709
Registered office	Rockhill House Letterkenny Co. Donegal
Business address	Rockhill House Letterkenny Co. Donegal
Accountants	Gilroy Gannon Stephen Street Sligo
Bankers	Bank of Ireland Carroll House 15/16 Stephen Street Sligo

Rockhill House Estate Limited

Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the 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 (FRS 102)", applying Section 1A of that standard, issued by the Financial Reporting Council ("relevant financial reporting framework"). 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 and then apply them consistently;
- make judgments 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.

Rockhill House Estate Limited

**Balance sheet
As at 31 March 2025**

		2025		2024	
	Note	€	€	€	€
Fixed assets					
Tangible assets	7	3,890,656		4,113,949	
Financial assets	8	1,101		1,101	
		3,891,757		4,115,050	
Current assets					
Debtors	9	307,478		301,453	
Cash at bank and in hand		1,287,424		984,142	
		1,594,902		1,285,595	
Creditors: amounts falling due within one year	10	(419,385)		(73,034)	
Net current assets		1,175,517		1,212,561	
Total assets less current liabilities		5,067,274		5,327,611	
Net assets		5,067,274		5,327,611	
Capital and reserves					
Called up share capital presented as equity		1,000		1,000	
Profit and loss account		5,066,274		5,326,611	
Shareholders funds		5,067,274		5,327,611	

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

The notes on pages 5 to 9 form part of these abridged financial statements.


Rockhill House Estate Limited

**Balance sheet (continued)
As at 31 March 2025**

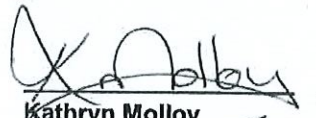
We, as directors of Rockhill House Estate Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the 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 abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 4 February 2026 and signed on behalf of the board by:



John Molloy
Director



Kathryn Molloy
Director

The notes on pages 5 to 9 form part of these abridged financial statements.

Rockhill House Estate Limited

Notes to the abridged financial statements Financial year ended 31 March 2025

1. General information

The financial statements comprising the Profit and Loss Account, Balance Sheet and the related notes constitute the individual financial statements of Rockhill House Estate Limited for the financial year ended 31 March 2025.

Rockhill House Estate Limited is a private company limited by shares (registered under Part 2 of Companies Act 2014), incorporated and registered in the Republic of Ireland (CRO number 554709). The Registered Office is Rockhill House, Letterkenny, Co. Donegal, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Consolidation

The company qualifies for the small companies regime and has taken advantage of the exemption to prepare consolidated financial statements contained in Section 293 of the Companies Act 2014.

Judgements and key sources of estimation uncertainty

The directors consider the accounting estimates and assumptions below to be its critical accounting estimates and judgements:

Going Concern

The directors have prepared budgets and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

Useful Lives of Tangible and Intangible Fixed Assets

Long-lived assets comprising primarily of property and fixture and fittings represent a significant portion of total assets. The annual depreciation and amortisation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of residual values. The directors regularly review these useful lives and change them if necessary to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilisation of the assets. Changes in the useful lives can have a significant impact on the depreciation and amortisation charge for the financial year. The net book value of Tangible Fixed Assets subject to depreciation at the financial year end date was €3,890,656.

Rockhill House Estate Limited

Notes to the abridged financial statements (continued) Financial year ended 31 March 2025

Tangible assets

All tangible fixed assets are initially recorded at historic cost. This includes legal fees, stamp duty and other non-refundable purchase taxes, and also any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management, which can include the costs of site preparation, initial delivery and handling, installation and assembly, and testing of functionality.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold and leasehold properties	- 2%	straight line
Fittings fixtures and equipment	- 12.5%	straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Financial assets

Financial assets are initially recorded at cost, and subsequently stated at cost less any provision for diminution in value. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment

At the end of each reporting period, the company assesses whether there is any indication that the recoverable amount of an asset is less than its carrying amount. If any such indication exists, the carrying amount of the asset is reduced to its recoverable amount, resulting in an impairment loss. Impairment losses are recognised immediately in the profit and loss account.

Where the circumstances causing an impairment of an asset other than goodwill no longer apply, then the impairment is reversed through the profit and loss account. An impairment loss recognised for goodwill is not reversed in subsequent periods.

The recoverable amount of tangible fixed assets, goodwill and other intangible fixed assets is the higher of the fair value less cost to sell of the asset and its value in use. The value in use of these assets is the present value of the cash flows expected to be derived from those assets. This is determined by reference to the present value of the future cash flows of the company which is considered by the directors to be a single cash generating unit.

Rockhill House Estate Limited

Notes to the abridged financial statements (continued) Financial year ended 31 March 2025

Financial instruments

Ordinary Share Capital

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

Unlisted Investments

The company holds investments in unlisted non-puttable equity shares of a number of entities. It is considered by the directors that the fair value of these shares cannot be measured reliably. These investments are measured at cost less impairment.

Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

Loans from directors who are natural persons and shareholders in the company (or close members of the family of such persons) are initially measured at transaction price and not discounted on subsequent measurement.

Other financial liabilities

Other financial liabilities, including trade creditors arising from goods purchased from suppliers on short-term credit, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

4. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 4 (2024: 4).

5. Directors remuneration

The directors did not receive any remuneration during the year.

6. Loss before tax

Loss is stated after charging/(crediting):

	2025	2024
	€	€
Depreciation of tangible assets	234,443	233,049

Rockhill House Estate Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025

7. Tangible assets

	Freehold property	Fixtures, fittings and equipment	Bar Licence	Total
	€	€	€	€
Cost				
At 1 April 2024	7,807,771	1,300,089	55,000	9,162,860
Additions	-	11,150	-	11,150
At 31 March 2025	<u>7,807,771</u>	<u>1,311,239</u>	<u>55,000</u>	<u>9,174,010</u>
Depreciation				
At 1 April 2024	4,092,989	955,922	-	5,048,911
Charge for the financial year	70,538	163,905	-	234,443
At 31 March 2025	<u>4,163,527</u>	<u>1,119,827</u>	<u>-</u>	<u>5,283,354</u>
Carrying amount				
At 31 March 2025	<u>3,644,244</u>	<u>191,412</u>	<u>55,000</u>	<u>3,890,656</u>
At 31 March 2024	<u>3,714,782</u>	<u>344,167</u>	<u>55,000</u>	<u>4,113,949</u>

8. Financial assets

	Shares in group undertakings	Total
	€	€
Cost		
At 1 April 2024 and 31 March 2025	<u>1,101</u>	<u>1,101</u>
Provision for diminution in value		
At 1 April 2024 and 31 March 2025	<u>-</u>	<u>-</u>
Carrying amount		
At 31 March 2025	<u>1,101</u>	<u>1,101</u>
At 31 March 2024	<u>1,101</u>	<u>1,101</u>

Unlisted investments are carried at cost less impairment because fair value cannot be measured reliably.

Rockhill House Estate Limited

**Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025**

9. Debtors

	2025	2024
	€	€
Amounts owed by group undertakings (Note 11)	299,159	295,448
Other debtors	4,082	765
Prepayments	4,237	5,240
	<u>307,478</u>	<u>301,453</u>

10. Creditors: amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	338	2,429
Trade creditors	48,824	30,023
Other creditors including tax and social insurance	329,641	-
Accruals	40,582	40,582
	<u>419,385</u>	<u>73,034</u>

11. Related party transactions

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	€	€	€	€
Bonamy Limited	3,711	18,271	299,159	295,448
	<u>3,711</u>	<u>18,271</u>	<u>299,159</u>	<u>295,448</u>

Rockhill House Estate Limited is related to Natural Green Energy ULC and Yeats Country Foods Limited as they are controlled by one of the directors, John Molloy.

Rockhill House Estate Limited is also a related party of Bonamy Limited and Rockhill House Estate and Gardens Limited as they are wholly owned subsidiaries of Rockhill House Estate Limited. The balance owed by Bonamy at 31 March 2025 is €299,159 (Amounts owed by Bonamy in 2024: €295,448).

12. Controlling party

John Molloy is considered to be the controlling party as he holds 100% of the ordinary share capital of the company.

13. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 4 February 2026.