REGISTERED NUMBER: 00533765 (England and Wales)

Abbreviated Unaudited Accounts for the Year Ended 31 August 2016

for

Advance Property Investments Limited

Contents of the Abbreviated Accounts
for the Year Ended 31 August 2016

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	3

Advance Property Investments Limited

Company Information
for the Year Ended 31 August 2016

DIRECTORS:	Mrs H J Craven J H McLauchlan
REGISTERED OFFICE:	Misterton Hall Lutterworth Leicestershire LE17 4JP
REGISTERED NUMBER:	00533765 (England and Wales)
ACCOUNTANTS:	Brockhurst Davies Limited 11 The Office Village North Road Loughborough Leicestershire LE11 1QJ

Advance Property Investments Limited (Registered number: 00533765)

Abbreviated Balance Sheet
31 August 2016

	Notes	2016		2015	
		£	£	£	£
FIXED ASSETS					
Tangible assets	2		**1,181,478**		922,717
CURRENT ASSETS					
Debtors		**6,170**		6,451	
Cash at bank and in hand		**20,162**		123,095	
		26,332		129,546	
CREDITORS					
Amounts falling due within one year		**146,553**		16,561	
NET CURRENT (LIABILITIES)/ASSETS			**(120,221)**		112,985
TOTAL ASSETS LESS CURRENT LIABILITIES			**1,061,257**		1,035,702
CAPITAL AND RESERVES					
Called up share capital	3		**100**		100
Revaluation reserve			**654,837**		654,837
Profit and loss account			**406,320**		380,765
SHAREHOLDERS' FUNDS			**1,061,257**		1,035,702

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 26 May 2017 and were signed on its behalf by:

Mrs H J Craven - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts
for the Year Ended 31 August 2016

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention as modified to include the revaluation of investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2015).

Turnover
Rents receivable on freehold investment properties, under the terms of operating leases, are included in the profit and loss account on a receivable basis.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 10% on cost

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. TANGIBLE FIXED ASSETS

	Total
	£
COST OR VALUATION	
At 1 September 2015	**989,619**
Additions	**267,298**
At 31 August 2016	**1,256,917**
DEPRECIATION	
At 1 September 2015	**66,902**
Charge for year	**8,537**
At 31 August 2016	**75,439**
NET BOOK VALUE	
At 31 August 2016	**1,181,478**
At 31 August 2015	922,717

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	**2016** **£**	2015 £
100	Ordinary	£1	**100**	100

continued...

4. DEFERRED TAXATION

The amounts unprovided for deferred taxation are set out below

	2016 Provided £	2016 Unprovided £	2015 Provided £	2015 Unprovided £
Potential capital gain on revalued properties	-	88,000	-	83,000

The unprovided deferred tax liability represents tax on the potential gain that would arise should the freehold investment properties be disposed of at their revalued amounts. Deferred tax has been calculated at a rate of 18% (2015: £18%)

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.