REGISTERED NUMBER: 00533765 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 August 2017

for

Advance Property Investments Limited

Contents of the Financial Statements
for the Year Ended 31 August 2017

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

Advance Property Investments Limited

Company Information
for the Year Ended 31 August 2017

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)

Balance Sheet
31 August 2017

	Notes	2017		2016	
		£	£	£	£
FIXED ASSETS					
Tangible assets	4		**724,403**		1,181,478
CURRENT ASSETS					
Stocks		**663,892**		-	
Debtors	5	**5,887**		6,170	
Cash at bank		**8,509**		20,162	
		678,288		26,332	
CREDITORS					
Amounts falling due within one year	6	**313,586**		146,553	
NET CURRENT ASSETS/(LIABILITIES)			**364,702**		(120,221)
TOTAL ASSETS LESS CURRENT LIABILITIES			**1,089,105**		1,061,257
PROVISIONS FOR LIABILITIES			**72,237**		87,597
NET ASSETS			**1,016,868**		973,660
CAPITAL AND RESERVES					
Called up share capital			**100**		100
Retained earnings			**1,016,768**		973,560
SHAREHOLDERS' FUNDS			**1,016,868**		973,660

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2017 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 notes form part of these financial statements

continued...

Balance Sheet - continued
31 August 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 23 May 2018 and were signed on its behalf by:

Mrs H J Craven - Director

Notes to the Financial Statements
for the Year Ended 31 August 2017

1. STATUTORY INFORMATION

Advance Property Investments Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

These are the first set of financial statements to have been prepared in accordance with the provision of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

Significant judgements and estimates
The Directors are continually evaluating significant judgements and estimates based on historical experience and other factors, including expectation of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results.

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

Stocks
Development costs is valued at the lower of cost and net realisable value.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

Financial instruments
Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL.

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4. **TANGIBLE FIXED ASSETS**

	Freehold investment properties £	Fixtures and fittings £	Totals £
COST OR VALUATION			
At 1 September 2016	**1,164,367**	**92,550**	**1,256,917**
Additions	**91,435**	**387**	**91,822**
Transfer to stock	**(541,045)**	**-**	**(541,045)**
At 31 August 2017	**714,757**	**92,937**	**807,694**
DEPRECIATION			
At 1 September 2016	**-**	**75,439**	**75,439**
Charge for year	**-**	**7,852**	**7,852**
At 31 August 2017	**-**	**83,291**	**83,291**
NET BOOK VALUE			
At 31 August 2017	**714,757**	**9,646**	**724,403**
At 31 August 2016	1,164,367	17,111	1,181,478

Tangible fixed assets include freehold investment properties stated at fair value, in accordance with Financial Reporting Standard 102. The valuation is according to H Craven (director) and is based on the professional valuation carried out by Sturgis Snow and Astill, Chartered Surveyors (RICS) in October 2015.

The historical costs of revalued freehold properties are:

	2017 £	2016 £
Cost	79,920	529,530

Fixed assets with fair value of £541,044 have been transferred to stock following the decision to develop the properties for sale.

Cost or valuation at 31 August 2017 is represented by:

	Freehold investment properties £	Fixtures and fittings £	Totals £
Valuation in 2008	**628,212**	**-**	**628,212**
Valuation in 2011	**(46,750)**	**-**	**(46,750)**
Valuation in 2015	**53,375**	**-**	**53,375**
Cost	**79,920**	**92,937**	**172,857**
	714,757	**92,937**	**807,694**

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5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Trade debtors	**5,330**	6,170
Other debtors	**557**	-
	5,887	6,170

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Trade creditors	**436**	840
Corporation tax	**8,692**	8,523
Directors' loan accounts	**300,000**	135,000
Deferred income	**958**	-
Accruals	**3,500**	2,190
	313,586	146,553

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.