REGISTERED NUMBER: 01031069 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

FOR

CLIFTON PROPERTIES INTERNATIONAL LIMITED

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FOR THE YEAR ENDED 31 MARCH 2017

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CLIFTON PROPERTIES INTERNATIONAL LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2017

DIRECTORS:	R C Clifton J Clifton
REGISTERED OFFICE:	Global House 303 Ballards Land London N12 8NP
REGISTERED NUMBER:	01031069 (England and Wales)
ACCOUNTANTS:	Pittalis Gilchrist LLP Chartered Certified Accountants Global House 303 Ballards Lane London N12 8NP

STATEMENT OF FINANCIAL POSITION
31 MARCH 2017

	Notes	31.3.17 £	£	31.3.16 £	£
FIXED ASSETS					
Tangible assets	5		**776**		540
Investments	6		**2**		2
Investment property	7		**4,127,199**		2,630,254
			4,127,977		2,630,796
CURRENT ASSETS					
Debtors	8	**177,604**		199,438	
Cash at bank and in hand		**1,102,484**		2,581,837	
		1,280,088		2,781,275	
CREDITORS					
Amounts falling due within one year	9	**256,061**		145,867	
NET CURRENT ASSETS			**1,024,027**		2,635,408
TOTAL ASSETS LESS CURRENT LIABILITIES			**5,152,004**		5,266,204
PROVISIONS FOR LIABILITIES			**16**		-
NET ASSETS			**5,151,988**		5,266,204
CAPITAL AND RESERVES					
Called up share capital			**4,284**		4,284
Retained earnings	10		**5,147,704**		5,261,920
SHAREHOLDERS' FUNDS			**5,151,988**		5,266,204

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 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...

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 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 13 November 2017 and were signed on its behalf by:

R C Clifton - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Clifton Properties International 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.

2. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements have been prepared under the historical cost convention.

Significant judgements and estimates
No significant judgement have had to be made by management in preparing these financial statements.

The directors made key assumptions in determining the fair value of the investment properties in respect of the state of the property market in the location where the property is situated and in respect of the range of reasonable fair value estimates of the asset.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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 - 20% on cost

Investments in subsidiaries
Investments in subsidiary undertakings are recognised at cost.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

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

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

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4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2016 - 2) .

5. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 April 2016	**819**
Additions	**499**
At 31 March 2017	**1,318**
DEPRECIATION	
At 1 April 2016	**279**
Charge for year	**263**
At 31 March 2017	**542**
NET BOOK VALUE	
At 31 March 2017	**776**
At 31 March 2016	540

6. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 April 2016 and 31 March 2017	**2**
NET BOOK VALUE	
At 31 March 2017	**2**
At 31 March 2016	2

The subsidiary undertaking Bleakwalsh Limited, registered in England (registered number 01628097), was dormant throughout the year.

7. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2016	**2,630,254**
Additions	**1,496,945**
At 31 March 2017	**4,127,199**
NET BOOK VALUE	
At 31 March 2017	**4,127,199**
At 31 March 2016	2,630,254

continued...

7. INVESTMENT PROPERTY - continued

The value of the investment property, which has been included at the cost, has been considered by the directors.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.17	31.3.16
	£	£
Trade debtors	797	3,600
Other debtors	2	2
Amounts owed by participating interests	176,358	195,327
Other debtors	447	447
Deferred tax	-	62
	177,604	199,438

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.17	31.3.16
	£	£
Trade creditors	3,764	-
Amounts owed to participating interests	83,793	70,009
Tax	26,945	22,102
VAT	10,026	6,160
Other creditors	31,595	5,419
Directors' current accounts	99,938	42,177
	256,061	145,867

10. RESERVES

	Retained earnings
	£
At 1 April 2016	5,261,920
Profit for the year	103,284
Dividends	(217,500)
At 31 March 2017	5,147,704

continued...

11. RELATED PARTY DISCLOSURES

Included in creditors: amounts falling due within one year are loans due to the directors of £99,938 (2016: £42,177 due from the directors).

The company is related to Forestdrive Properties Limited by virtue of common directorships. During the year the company received rent and paid expenses on behalf of Forestdrive Properties Limited. As at the balance sheet date an amount of £83,793 (2016: £70,009) remained due to Forestdrive Properties Limited which is included in creditors: amounts due to participating interests.

The company is related to Gemhouse Properties Limited by virtue of common directorships. During the year the company received rent and paid expenses on behalf of Gemhouse Properties Limited. As at the balance sheet date an amount of £175,568 (2016: £194,537) remained due to the company which is included in debtors: amounts due from participating interests.

The company is related to Bleakwalsh Limited by virtue of common directorships and as the ultimate parent company.As at the balance sheet date an amount of £790 (2016: £790) remained due to the company which is included in debtors: amounts due from participating interests.

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.