

Visualize Property Limited
Abbreviated Unaudited Accounts
for the Period 1 October 2015 to 30 November 2016

**Contents of the Abbreviated Accounts
for the Period 1 October 2015 to 30 November 2016**

	Page
Company Information	1
Chartered Accountants' Report	2
Abbreviated Balance Sheet	3
Notes to the Abbreviated Accounts	4 to 5

Visualize Property Limited
Company
Information
for the Period 1 October 2015 to 30 November 2016

DIRECTOR: D T Clarke

SECRETARY: L Clarke

REGISTERED OFFICE: 5 Eider Close
Buckingham
Buckinghamshire
MK18 1GL

REGISTERED NUMBER: 03390021 (England and Wales)

ACCOUNTANTS: Tearle & Carver Limited
Chandos House
School Lane
Buckingham
Buckinghamshire
MK18 1HD

**Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Visualize Property Limited**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages three to five) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Visualize Property Limited for the period ended 30 November 2016 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Visualize Property Limited in accordance with the terms of our engagement letter dated 24 June 2015. Our work has been undertaken solely to prepare for your approval the financial statements of Visualize Property Limited and state those matters that we have agreed to state to the director of Visualize Property Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Visualize Property Limited director for our work or for this report.

It is your duty to ensure that Visualize Property Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Visualize Property Limited. You consider that Visualize Property Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of Visualize Property Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Tearle & Carver Limited
Chandos House
School Lane
Buckingham
Buckinghamshire
MK18 1HD

Date:

Visualize Property Limited (Registered number: 03390021)

**Abbreviated Balance Sheet
30 November 2016**

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Tangible assets	2		299,220		156,000
Investments	3		<u>4</u>		<u>4</u>
			299,224		156,004
CURRENT ASSETS					
Prepayments and accrued income		13		-	
Cash at bank		<u>281,684</u>		<u>145,379</u>	
		281,697		145,379	
CREDITORS					
Amounts falling due within one year		<u>90,789</u>		<u>1,663</u>	
NET CURRENT ASSETS			<u>190,908</u>		<u>143,716</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>490,132</u>		<u>299,720</u>
CAPITAL AND RESERVES					
Called up share capital	4		4		4
Revaluation reserve			37,824		33,824
Profit and loss account			<u>452,304</u>		<u>265,892</u>
SHAREHOLDERS' FUNDS			<u>490,132</u>		<u>299,720</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 November 2016.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 November 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

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

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 director on 10 March 2017 and were signed by:

D T Clarke - Director

Visualize Property Limited (Registered number: 03390021)

**Notes to the Abbreviated Accounts
for the Period 1 October 2015 to 30 November 2016**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Tangible fixed assets

Depreciation is not charged on the property as the directors consider the effect to be immaterial.

2. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1 October 2015	156,000
Additions	139,220
Revaluations	4,000
At 30 November 2016	<u>299,220</u>
NET BOOK VALUE	
At 30 November 2016	<u>299,220</u>
At 30 September 2015	<u>156,000</u>

3. FIXED ASSET INVESTMENTS

	Investments other than loans £
COST	
At 1 October 2015 and 30 November 2016	<u>4</u>
NET BOOK VALUE	
At 30 November 2016	<u>4</u>
At 30 September 2015	<u>4</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

Visualize Systems Ltd

Country of incorporation: United Kingdom

Nature of business: Developing and sale of software products

	%		
Class of shares:	holding		
Ordinary	100.00		
		2016	2015
		£	£
Aggregate capital and reserves		86,247	188,173
Loss for the period/year		<u>(64,524)</u>	<u>(101,926)</u>

Visualize Property Limited (Registered number: 03390021)

**Notes to the Abbreviated Accounts - continued
for the Period 1 October 2015 to 30 November 2016**

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
4	Ordinary	£1	<u>4</u>	<u>4</u>

5. ULTIMATE CONTROLLING PARTY

The company considers there to be no controlling party

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.