

REGISTERED NUMBER: 03390021 (England and Wales)

Visualize Property Limited

Unaudited Financial Statements for the Year Ended 30 November 2017

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

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for the Year Ended 30 November 2017**

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Visualize Property Limited
Company
Information
for the Year Ended 30 November 2017

DIRECTORS:

D T Clarke
L 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 Board of Directors
on the Unaudited Financial Statements of
Visualize Property Limited**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

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 year ended 30 November 2017 which comprise the Income Statement, 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 Board of Directors of Visualize Property Limited, as a body, 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 Board of Directors of Visualize Property Limited, as a body, 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 and its Board of Directors, as a body, 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 year.

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

27 July 2018

Visualize Property Limited (Registered number: 03390021)

**Balance Sheet
30 November 2017**

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	3		329,000		299,220
Investments	4		<u>4</u>		<u>4</u>
			329,004		299,224
CURRENT ASSETS					
Prepayments and accrued income		-		13	
Cash at bank		<u>243,735</u>		<u>281,684</u>	
		243,735		281,697	
CREDITORS					
Amounts falling due within one year	5	<u>92,590</u>		<u>90,789</u>	
NET CURRENT ASSETS			<u>151,145</u>		<u>190,908</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			480,149		490,132
PROVISIONS FOR LIABILITIES			<u>12,756</u>		<u>6,800</u>
NET ASSETS			<u>467,393</u>		<u>483,332</u>
CAPITAL AND RESERVES					
Called up share capital			4		4
Revaluation reserve			67,605		37,824
Retained earnings			<u>399,784</u>		<u>445,504</u>
SHAREHOLDERS' FUNDS			<u>467,393</u>		<u>483,332</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 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 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)

Visualize Property Limited (Registered number: 03390021)

Balance Sheet - continued
30 November 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 27 July 2018 and were signed on its behalf by:

D T Clarke - Director

**Notes to the Financial Statements
for the Year Ended 30 November 2017**

1. 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.

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

Tangible fixed assets

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

2. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 .

3. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1 December 2016	299,220
Revaluations	<u>29,780</u>
At 30 November 2017	<u>329,000</u>
NET BOOK VALUE	
At 30 November 2017	<u>329,000</u>
At 30 November 2016	<u>299,220</u>

The properties were revalued in 2017. They have not been revalued professionally; a reasonable estimate has been provided by the director. The historical costs of the properties were £118,341 and £139,220.

4. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 December 2016 and 30 November 2017	<u>4</u>
NET BOOK VALUE	
At 30 November 2017	<u>4</u>
At 30 November 2016	<u>4</u>

Visualize Property Limited (Registered number: 03390021)

**Notes to the Financial Statements - continued
for the Year Ended 30 November 2017**

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Bank loans and overdrafts	70,552	73,306
Trade creditors	-	1
Corporation tax	152	603
Other creditors	20,706	16,093
Accruals and deferred income	1,180	786
	<u>92,590</u>	<u>90,789</u>

6. 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.