REGISTERED NUMBER: 03390021 (England and Wales)

Visualize Property Limited

Unaudited Financial Statements for the Year Ended 30 November 2018

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

Visualize Property Limited (Registered number: 03390021)

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Visualize Property Limited

Company Information for the Year Ended 30 November 2018

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 2018 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 16 July 2018. 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

5 July 2019

Balance Sheet
30 November 2018

	Notes	2018 £	£	2017 £	£
FIXED ASSETS					
Tangible assets	3		339,050		329,000
Investments	4		4		4
			339,054		329,004
CURRENT ASSETS					
Cash at bank		210,015		243,735	
CREDITORS					
Amounts falling due within one year	5	54,379		92,590	
NET CURRENT ASSETS			155,636		151,145
TOTAL ASSETS LESS CURRENT LIABILITIES			494,690		480,149
PROVISIONS FOR LIABILITIES			14,766		12,756
NET ASSETS			479,924		467,393
CAPITAL AND RESERVES					
Called up share capital			4		4
Revaluation reserve			77,655		67,605
Retained earnings			402,265		399,784
SHAREHOLDERS' FUNDS			479,924		467,393

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2018 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 on pages 5 to 6 form part of these financial statements

continued...

Balance Sheet - continued
30 November 2018

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 5 July 2019 and were signed on its behalf by:

D T Clarke - Director

Notes to the Financial Statements for the Year Ended 30 November 2018

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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
The properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

2. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2017 - 2) .

3. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1 December 2017	329,000
Revaluations	10,050
At 30 November 2018	339,050
NET BOOK VALUE	
At 30 November 2018	339,050
At 30 November 2017	329,000

The properties were revalued in 2018. 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 2017 and 30 November 2018	4
NET BOOK VALUE	
At 30 November 2018	4
At 30 November 2017	4

continued...

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Bank loans and overdrafts	-	70,552
Corporation tax	537	152
Other creditors	52,578	20,706
Accruals and deferred income	1,264	1,180
	54,379	92,590

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.