

Unique Build Property Company Limited

Abbreviated Unaudited Accounts

for the year ended 30th April 2007

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

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COMPANIES HOUSE

Unique Build Property Company Limited

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for the year ended 30th April 2007

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Unique Build Property Company Limited

Company Information
for the year ended 30th April 2007

DIRECTORS:

F Farahi
Mrs F Hoshvar

SECRETARY:

Mrs F Hoshvar

REGISTERED OFFICE:

310 Wellingborough Road
Northampton
NN1 4EP

REGISTERED NUMBER:

3757607 (England and Wales)

ACCOUNTANTS:

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

Unique Build Property Company Limited

**Abbreviated Balance Sheet
30th April 2007**

	Notes	2007 £	2006 £
FIXED ASSETS			
Tangible assets	2	2,492	3,409
Investment property	3	1,365,276	1,364,351
		<u>1,367,768</u>	<u>1,367,760</u>
CURRENT ASSETS			
Stocks		500,000	744,795
Debtors		6,347	24,790
Cash at bank		1,544	7,300
		<u>507,891</u>	<u>776,885</u>
CREDITORS			
Amounts falling due within one year	4	793,518	827,721
NET CURRENT LIABILITIES		<u>(285,627)</u>	<u>(50,836)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,082,141</u>	<u>1,316,924</u>
CREDITORS			
Amounts falling due after more than one year	4	480,004	515,572
NET ASSETS		<u>602,137</u>	<u>801,352</u>
CAPITAL AND RESERVES			
Called up share capital	5	100	100
Profit and loss account		602,037	801,252
SHAREHOLDERS' FUNDS		<u>602,137</u>	<u>801,352</u>

The company is entitled to exemption from audit under Section 249A(1) of the Companies Act 1985 for the year ended 30th April 2007.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th April 2007 in accordance with Section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985 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 Section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to financial statements, so far as applicable to the company.

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the Board of Directors on 7th April 2009 and were signed on its behalf by:

F Farahi - Director



The notes form part of these abbreviated accounts

Unique Build Property Company Limited

Notes to the Abbreviated Accounts
for the year ended 30th April 2007

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Turnover

Turnover represents net invoiced sales of goods, excluding value added tax.

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	- 33% on cost
Motor vehicles	- 25% on reducing balance

In accordance with Statement of Standard Accounting Practice No. 19, no depreciation is provided in respect of freehold properties. This is a departure from the requirements of the Companies Act 1985 which requires all properties to be depreciated. Such properties are not held for consumption but for investment and the directors consider that to depreciate them would not give a true and fair view. Depreciation is only one of many factors reflected in the annual valuation of properties and accordingly the amount of depreciation which might otherwise have been charged cannot be separately identified or quantified. The directors consider that this policy results in the accounts giving a true and fair view.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Stocks and work in progress

Stock of property and construction work in progress are stated at the lower of cost and net realisable value.

Deferred tax

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

Income recognition

Profit is recognised on houses when contracts are completed and cash received.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1st May 2006 and 30th April 2007	24,116
DEPRECIATION	
At 1st May 2006	20,707
Charge for year	917
At 30th April 2007	21,624
NET BOOK VALUE	
At 30th April 2007	2,492
At 30th April 2006	3,409

Unique Build Property Company Limited

Notes to the Abbreviated Accounts - continued
for the year ended 30th April 2007

3. INVESTMENT PROPERTY

	Total £
COST	
At 1st May 2006	1,364,351
Additions	925
At 30th April 2007	1,365,276
NET BOOK VALUE	
At 30th April 2007	1,365,276
At 30th April 2006	1,364,351

4. CREDITORS

Creditors include an amount of £1,187,908 (2006 - £1,056,764) for which security has been given.

They also include the following debts falling due in more than five years:

	2007 £	2006 £
Repayable by instalments		
Bank loans more 5 yr by instal	299,734	318,628

5. CALLED UP SHARE CAPITAL

Authorised, allotted, issued and fully paid:

Number:	Class:	Nominal value:	2007 £	2006 £
100	Ordinary	£1	100	100