Registered Number 03757607

Unique Build Property Company Limited

Abbreviated Accounts

30 April 2009

Company Information

Registered Office:
310 Wellingborough Road
Northampton
NN1 4EP

Reporting Accountants:
Cheney & Co

310 Wellingborough Road
Northampton
NN1 4EP

Unique Build Property Company Limited **Registered Number 03757607**

Balance Sheet as at 30 April 2009

	Notes	2009 £	£	2008 £	£
Fixed assets					
Tangible	2		1,367,001		1,367,840
			1,367,001		1,367,840
Current assets					
Stocks		570,000		370,000	
Debtors		6,873		35,450	
Cash at bank and in hand		57,829		0	
Total current assets		634,702		405,450	
Creditors: amounts falling due within one year		(154,927)		(203,460)	
Net current assets (liabilities)			479,775		201,990
Total assets less current liabilities			1,846,776		1,569,830
Creditors: amounts falling due after more than one year	3		(1,629,340)		(1,280,715)
Total net assets (liabilities)			217,436		289,115
Capital and reserves					
Called up share capital	4		100		100
Profit and loss account			217,336		289,015
Shareholders funds			217,436		289,115

a. For the year ending 30 April 2009 the company was entitled to exemption under section 477(2) of the Companies Act 2006.
b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
c. The directors acknowledge their responsibility for:
    i. ensuring the company keeps accounting records which comply with Section 386; and
    ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.
d. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the board on 18 February 2010

And signed on their behalf by:
F Farahi, Director

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 1068 of the Companies Act 2006.

Notes to the abbreviated accounts

For the year ending 30 April 2009

1 Accounting policies

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standards for Smaller Entities (effective April 2008).

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.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

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

Depreciation

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Fixtures and fittings	33% on cost
Motor vehicles	25% on reducing balance

2 Tangible fixed assets

	Total
Cost	**£**
At 30 April 2008	1,390,577
At 30 April 2009	1,390,577
Depreciation	
At 30 April 2008	22,737
Charge for year	839
At 30 April 2009	23,576
Net Book Value	
At 30 April 2008	1,367,840
At 30 April 2009	1,367,001

3 Creditors: amounts falling due after more than one year

	2009	2008
	£	£
Bank loans and overdrafts	1,629,340	1,280,715
	1,629,340	1,280,715

	2009	2008
	£	£
Secured Debts	1,643,727	1,381,060

4 **Share capital**

	2009 £	2008 £
Authorised share capital:		
Allotted, called up and fully paid:		
100 Ordinary shares of £1 each	100	100