

Registered Number 03757607

Unique Build Property Company Limited

Abbreviated Accounts

30 April 2011

Unique Build Property Company Limited

Registered Number 03757607

Company Information

Registered Office:

310 Wellingborough Road
Northampton
NN1 4EP

Reporting Accountants:

Cheney & Co

310 Wellingborough Road
Northampton
NN1 4EP

Balance Sheet as at 30 April 2011

	Notes	2011 £	2010 £
Fixed assets			
Tangible	2	2,902	356
Investment property	3	1,065,241	1,365,276
		<u>1,068,143</u>	<u>1,365,632</u>
Current assets			
Stocks		0	801,000
Debtors		31,000	32,050
Cash at bank and in hand		112,337	1,539
Total current assets		<u>143,337</u>	<u>834,589</u>
Creditors: amounts falling due within one year	4	(56,680)	(135,390)
Net current assets (liabilities)		86,657	699,199
Total assets less current liabilities		<u>1,154,800</u>	<u>2,064,831</u>
Creditors: amounts falling due after more than one year	4	(1,047,352)	(1,738,429)
Total net assets (liabilities)		<u>107,448</u>	<u>326,402</u>
Capital and reserves			
Called up share capital	5	100	100
Profit and loss account		107,348	326,302
Shareholders funds		<u>107,448</u>	<u>326,402</u>

-
- a. For the year ending 30 April 2011 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.
 - 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 responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
 - 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 26 January 2012

And signed on their behalf by:

Mrs F Hoshvar, 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 2011

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 April 2008).

Turnover

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

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.

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 01 May 2010		8,117
Additions	-	<u>3,633</u>
At 30 April 2011	-	<u>11,750</u>
Depreciation		
At 01 May 2010		7,761
Charge for year	-	<u>1,087</u>
At 30 April 2011	-	<u>8,848</u>
Net Book Value		
At 30 April 2011		2,902
At 30 April 2010	-	<u>356</u>

3 **Investment Property**

Cost Or Valuation	£
At 01 May 2010	1,365,276
Disposals	<u>(300,035)</u>
At 30 April 2011	<u>1,065,241</u>
Net Book Value	
At 30 April 2011	1,065,241
At 30 April 2010	<u>1,365,276</u>

4 **Creditors**

	2011	2010
	£	£
Instalment debts falling due after 5 years	1,047,352	1,738,429
Secured Debts	1,047,352	1,753,127

5 **Share capital**

	2011	2010
	£	£
Allotted, called up and fully paid:		
100 Ordinary shares of £1 each	100	100