REGISTERED NUMBER: 03757607 (England and Wales)

Unique Build Property Company Limited

Abbreviated Unaudited Accounts

for the Year Ended 30th April 2013

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

Contents of the Abbreviated Accounts for the year ended 30th April 2013

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	3 to 4

Unique Build Property Company Limited

Company Information
for the year ended 30th April 2013

DIRECTORS:	F Farahi Mrs F Hoshvar
SECRETARY:	Mrs F Hoshvar
REGISTERED OFFICE:	310 Wellingborough Road Northampton NN1 4EP
REGISTERED NUMBER:	03757607 (England and Wales)
ACCOUNTANTS:	Cheney & Co 310 Wellingborough Road Northampton NN1 4EP

Unique Build Property Company Limited (Registered number: 03757607)

Abbreviated Balance Sheet
30th April 2013

	Notes	2013 £	£	2012 £	£
FIXED ASSETS					
Tangible assets	2		**1,362**		1,816
Investment property	3		**1,005,241**		1,065,241
			1,006,603		1,067,057
CURRENT ASSETS					
Debtors		**41,400**		33,200	
Cash at bank		**721**		4,045	
		42,121		37,245	
CREDITORS					
Amounts falling due within one year		**162,835**		101,180	
NET CURRENT LIABILITIES			**(120,714)**		(63,935)
TOTAL ASSETS LESS CURRENT LIABILITIES			**885,889**		1,003,122
CREDITORS					
Amounts falling due after more than one year	4		**811,212**		933,852
NET ASSETS			**74,677**		69,270
CAPITAL AND RESERVES					
Called up share capital	5		**100**		100
Profit and loss account			**74,577**		69,170
SHAREHOLDERS' FUNDS			**74,677**		69,270

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th April 2013.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th April 2013 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 abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 15th January 2014 and were signed on its behalf by:

Mrs F Hoshvar - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts for the year ended 30th April 2013

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).

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

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.

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 2012 and 30th April 2013	**11,750**
DEPRECIATION	
At 1st May 2012	**9,934**
Charge for year	**454**
At 30th April 2013	**10,388**
NET BOOK VALUE	
At 30th April 2013	**1,362**
At 30th April 2012	1,816

3. INVESTMENT PROPERTY

	Total £
COST	
At 1st May 2012	**1,065,241**
Disposals	**(60,000)**
At 30th April 2013	**1,005,241**
NET BOOK VALUE	
At 30th April 2013	**1,005,241**
At 30th April 2012	1,065,241

4. CREDITORS

Creditors include an amount of £ 811,212 (2012 - £ 933,852) for which security has been given.

continued...

4. **CREDITORS - continued**

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

	2013	2012
	£	£
Repayable by instalments	**811,212**	933,852

5. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2013	2012
			£	£
100	Ordinary	£1	**100**	100

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.