

Unique Build Property Company Limited

Abbreviated Unaudited Accounts

for the Year Ended 30th April 2014

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

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for the year ended 30th April 2014

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Unique Build Property Company Limited

Company Information
for the year ended 30th April 2014

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 2014

	Notes	2014 £	£	2013 £	£
FIXED ASSETS					
Tangible assets	2		1,022		1,362
Investment property	3		1,005,241		1,005,241
			<u>1,006,263</u>		<u>1,006,603</u>
CURRENT ASSETS					
Debtors		49,200		41,400	
Cash at bank		<u>9,850</u>		<u>721</u>	
		59,050		42,121	
CREDITORS					
Amounts falling due within one year		<u>220,289</u>		<u>162,835</u>	
NET CURRENT LIABILITIES			<u>(161,239)</u>		<u>(120,714)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			845,024		885,889
CREDITORS					
Amounts falling due after more than one year	4		<u>801,362</u>		<u>811,212</u>
NET ASSETS			<u>43,662</u>		<u>74,677</u>
CAPITAL AND RESERVES					
Called up share capital	5		100		100
Profit and loss account			<u>43,562</u>		<u>74,577</u>
SHAREHOLDERS' FUNDS			<u>43,662</u>		<u>74,677</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th April 2014.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th April 2014 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 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 30th January 2015 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 2014

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 2013 and 30th April 2014	11,750
DEPRECIATION	
At 1st May 2013	10,388
Charge for year	340
At 30th April 2014	10,728
NET BOOK VALUE	
At 30th April 2014	1,022
At 30th April 2013	1,362

3. INVESTMENT PROPERTY

	Total £
COST	
At 1st May 2013 and 30th April 2014	1,005,241
NET BOOK VALUE	
At 30th April 2014	1,005,241
At 30th April 2013	1,005,241

4. CREDITORS

Creditors include an amount of £ 801,362 (2013 - £ 811,212) for which security has been given.

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

	2014 £	2013 £
Repayable by instalments	801,362	811,212

Notes to the Abbreviated Accounts - continued
for the year ended 30th April 2014

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2014 £	2013 £
100	Ordinary	£1	<u>100</u>	<u>100</u>

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.