

Unique Build Property Company Limited

Abbreviated Unaudited Accounts

for the Year Ended 30th April 2016

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

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for the year ended 30th April 2016

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Unique Build Property Company Limited

Company Information
for the year ended 30th April 2016

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 2016

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Tangible assets	2		576		767
Investment property	3		<u>480,500</u>		<u>1,005,241</u>
			481,076		1,006,008
CURRENT ASSETS					
Debtors		76,374		80,984	
Cash at bank		<u>12,031</u>		<u>5</u>	
		88,405		80,989	
CREDITORS					
Amounts falling due within one year	4	<u>432,339</u>		<u>310,119</u>	
NET CURRENT LIABILITIES			(343,934)		(229,130)
TOTAL ASSETS LESS CURRENT LIABILITIES			137,142		776,878
CREDITORS					
Amounts falling due after more than one year	4		<u>-</u>		<u>753,402</u>
NET ASSETS			<u>137,142</u>		<u>23,476</u>
CAPITAL AND RESERVES					
Called up share capital	5		100		100
Profit and loss account			<u>137,042</u>		<u>23,376</u>
SHAREHOLDERS' FUNDS			<u>137,142</u>		<u>23,476</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th April 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th April 2016 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.
- (b)

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 27th February 2017 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 2016

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 2015).

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 2015	
and 30th April 2016	11,750
DEPRECIATION	
At 1st May 2015	10,983
Charge for year	191
At 30th April 2016	11,174
NET BOOK VALUE	
At 30th April 2016	576
At 30th April 2015	767

3. INVESTMENT PROPERTY

	Total £
COST	
At 1st May 2015	1,005,241
Disposals	(340,000)
Impairments	(184,741)
At 30th April 2016	480,500
NET BOOK VALUE	
At 30th April 2016	480,500
At 30th April 2015	1,005,241

The investment property has been impaired by £184,741 in the year and therefore is stated at a net book value at year end of £480,500.

The reason for this impairment is that the property was sold after the year end for £480,500.

Notes to the Abbreviated Accounts - continued
for the year ended 30th April 2016

4. CREDITORS

Creditors include an amount of £ 244,641 (2015 - £ 753,402) for which security has been given.

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

	2016	2015
	£	£
Repayable by instalments	<u>-</u>	<u>753,402</u>

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016	2015
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

6. POST BALANCE SHEET EVENTS

The investment property , see note 5 , has been impaired by £184,741 in the year and therefore is stated at a net book value at year end of £480,500.

The reason for this impairment is that the property was sold after the year end for £480,500.

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.