

REGISTERED NUMBER: 03757607 (England and Wales)

Unique Build Property Company Limited

Unaudited Financial Statements

for the Year Ended 30th April 2017

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

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for the year ended 30th April 2017

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Unique Build Property Company Limited

Company Information
for the year ended 30th April 2017

DIRECTORS:

F Farahi
Mrs F Hoshvar

SECRETARY:

Mrs F Hoshvar

REGISTERED OFFICE:

310 Wellingborough Road
Northampton
NN1 4EP

BUSINESS ADDRESS:

Apartment 3, Thornton Hall
Thornton Hall Close
Kingsthorpe
Northampton
Northamptonshire
NN2 6PT

REGISTERED NUMBER:

03757607 (England and Wales)

ACCOUNTANTS:

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

Unique Build Property Company Limited (Registered number: 03757607)

Balance Sheet
30th April 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	5		432		576
Investment property	6		-		480,500
			<u>432</u>		<u>481,076</u>
CURRENT ASSETS					
Debtors	7	-		76,374	
Cash at bank		<u>78,007</u>		<u>12,031</u>	
		78,007		88,405	
CREDITORS					
Amounts falling due within one year	8	<u>27,891</u>		<u>432,339</u>	
NET CURRENT ASSETS/(LIABILITIES)			<u>50,116</u>		<u>(343,934)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>50,548</u>		<u>137,142</u>
CAPITAL AND RESERVES					
Called up share capital	12		100		100
Retained earnings			<u>50,448</u>		<u>137,042</u>
SHAREHOLDERS' FUNDS			<u>50,548</u>		<u>137,142</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th April 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th April 2017 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 financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 23rd February 2018 and were signed on its behalf by:

Mrs F Hoshvar - Director

Notes to the Financial Statements
for the year ended 30th April 2017

1. STATUTORY INFORMATION

Unique Build Property Company Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

The principal activity of the company in the year under review was that of property developing.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

These financial statements for the year ended 30th April 2017 are the first financial statements that comply with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The date of transition is 1st May 2015.

The significant accounting policies applied in the preparation of these financial statements are set out below.

These policies have been consistently applied to all years presented unless otherwise stated.

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 fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Income recognition

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

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2016 - 2).

Notes to the Financial Statements - continued
for the year ended 30th April 2017

5. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1st May 2016 and 30th April 2017	<u>8,117</u>	<u>3,633</u>	<u>11,750</u>
DEPRECIATION			
At 1st May 2016	8,117	3,057	11,174
Charge for year	<u>-</u>	<u>144</u>	<u>144</u>
At 30th April 2017	<u>8,117</u>	<u>3,201</u>	<u>11,318</u>
NET BOOK VALUE			
At 30th April 2017	<u>-</u>	<u>432</u>	<u>432</u>
At 30th April 2016	<u>-</u>	<u>576</u>	<u>576</u>

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st May 2016	480,500
Disposals	<u>(480,500)</u>
At 30th April 2017	<u>-</u>
NET BOOK VALUE	
At 30th April 2017	<u>-</u>
At 30th April 2016	<u>480,500</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Other debtors	-	26,874
Deferred tax asset	<u>-</u>	<u>49,500</u>
	<u>-</u>	<u>76,374</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Bank loans and overdrafts (see note 9)	-	244,641
Trade creditors	3,314	5,942
Tax	-	16,912
Social security and other taxes	4,039	4,039
VAT	3,305	9,429
Rent received in advance	-	32,333
Directors' loan accounts	14,833	115,443
Accrued expenses	<u>2,400</u>	<u>3,600</u>
	<u>27,891</u>	<u>432,339</u>

Notes to the Financial Statements - continued
for the year ended 30th April 2017

9. LOANS

An analysis of the maturity of loans is given below:

	2017	2016
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>-</u>	<u>244,641</u>

10. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	<u>-</u>	<u>244,641</u>

11. DEFERRED TAX

	£
Balance at 1st May 2016	(49,500)
Charge to Income Statement during year	49,500
Balance at 30th April 2017	<u>-</u>

12. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2017	2016
Number:	Class:	Nominal value:	£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

13. CONTINGENT LIABILITIES

There were no contingent liabilities as at 30th April 2017 or 30th April 2016.

14. CAPITAL COMMITMENTS

There were no capital commitments as at 30th April 2017 or 30th April 2016.

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.