REGISTERED NUMBER: 03757607 (England and Wales)

Unique Build Property Company Limited

Unaudited Financial Statements

for the Year Ended 30th April 2022

Cheney & Co
310 Wellingborough Road
Northampton
NN1 4EP

Contents of the Financial Statements for the year ended 30th April 2022

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3 to 4

Unique Build Property Company Limited

Company Information
for the year ended 30th April 2022

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

Balance Sheet
30th April 2022

	Notes	2022 £	2021 £
CURRENT ASSETS			
Debtors	5	**13**	13
Cash at bank		**900**	980
		913	993
CREDITORS			
Amounts falling due within one year	6	**8,524**	8,524
NET CURRENT LIABILITIES		**(7,611)**	(7,531)
TOTAL ASSETS LESS CURRENT LIABILITIES		**(7,611)**	(7,531)
CAPITAL AND RESERVES			
Called up share capital	7	**100**	100
Retained earnings		**(7,711)**	(7,631)
SHAREHOLDERS' FUNDS		**(7,611)**	(7,531)

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th April 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th April 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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

The financial statements were approved by the director and authorised for issue on 31st January 2023 and were signed by:

F Farahi - Director

The notes form part of these financial statements

Notes to the Financial Statements for the year ended 30th April 2022

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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistency applied to all years presented unless otherwise stated.

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.

Going concern
These financial statements have been prepared on the going concern basis as the company meets its day to day working capital requirement through the support of its directors, who have confirmed their continuing support for a period of twelve months following approval of these financial statements.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - NIL).

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Intercompany	13	13

continued...

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Directors' current accounts	7,914	7,914
Accrued expenses	610	610
	8,524	8,524

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022	2021
			£	£
100	Ordinary	£1	100	100

8. CONTINGENT LIABILITIES

There were no contingent liabilities as at 30th April 2022 or 30th April 2021.

9. CAPITAL COMMITMENTS

There were no capital commitments as at 30th April 2022 or 30th April 2021.

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.