REGISTERED NUMBER: 04000521 (England and Wales)

ABBREVIATED UNAUDITED ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2012

FOR

PROBUILD PROPERTY LIMITED

PROBUILD PROPERTY LIMITED (REGISTERED NUMBER: 04000521)

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FOR THE YEAR ENDED 30 SEPTEMBER 2012

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COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2012

DIRECTORS:	Mrs. B.J. Leach Mr. N.A. Leach Mr. J.J. Leach
SECRETARY:	Mr. J.J. Leach
REGISTERED OFFICE:	15-17 Church Street Stourbridge West Midlands DY8 1LU
REGISTERED NUMBER:	04000521 (England and Wales)
ACCOUNTANTS:	Folkes Worton LLP 15-17 Church Street Stourbridge West Midlands DY8 1LU
BANKERS:	HSBC Bank plc 114 High Street Stourbridge West Midlands DY8 1DZ

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF PROBUILD PROPERTY LIMITED

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages three to six) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Probuild Property Limited for the year ended 30 September 2012 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of Probuild Property Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Probuild Property Limited and state those matters that we have agreed to state to the Board of Directors of Probuild Property Limited, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Probuild Property Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Probuild Property Limited. You consider that Probuild Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Probuild Property Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Folkes Worton LLP
15-17 Church Street
Stourbridge
West Midlands
DY8 1LU

18 February 2013

ABBREVIATED BALANCE SHEET
30 SEPTEMBER 2012

	Notes	2012 £	£	2011 £	£
FIXED ASSETS					
Tangible assets	2		846,859		846,636
CURRENT ASSETS					
Debtors		1,087		11	
Cash at bank		366		5,612	
		1,453		5,623	
CREDITORS					
Amounts falling due within one year		95,462		86,325	
NET CURRENT LIABILITIES			(94,009)		(80,702)
TOTAL ASSETS LESS CURRENT LIABILITIES			752,850		765,934
CREDITORS					
Amounts falling due after more than one year	3		352,466		320,000
NET ASSETS			400,384		445,934
CAPITAL AND RESERVES					
Called up share capital	4		100		100
Profit and loss account			400,284		445,834
SHAREHOLDERS' FUNDS			400,384		445,934

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2012.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2012 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 notes form part of these abbreviated accounts

ABBREVIATED BALANCE SHEET - continued
30 SEPTEMBER 2012

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 15 February 2013 and were signed on its behalf by:

Mrs. B.J. Leach - Director

The notes form part of these abbreviated accounts

1. ACCOUNTING POLICIES

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

Financial Reporting Standard Number 1
Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

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	- 15% on reducing balance
Computer equipment	- 25% on reducing balance

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

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 October 2011	849,951
Additions	500
At 30 September 2012	850,451
DEPRECIATION	
At 1 October 2011	3,315
Charge for year	277
At 30 September 2012	3,592
NET BOOK VALUE	
At 30 September 2012	846,859
At 30 September 2011	846,636

3. CREDITORS

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

	2012 £	2011 £
Repayable otherwise than by instalments	352,466	320,000

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2012 £	2011 £
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.