

**Company Registration No. 04462421 (England and Wales)**

**UK PROPERTY TRADING CORPORATION LIMITED**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 JUNE 2017**

**PAGES FOR FILING WITH REGISTRAR**

**UK PROPERTY TRADING CORPORATION LIMITED**

**COMPANY INFORMATION**

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|                          |                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------|
| <b>Director</b>          | C A Constable                                                                                      |
| <b>Company number</b>    | 04462421                                                                                           |
| <b>Registered office</b> | 92A High Street<br>Banstead<br>Surrey<br>SM7 2NN                                                   |
| <b>Accountants</b>       | Clarkson Hyde LLP<br>3rd Floor<br>Chancery House<br>St Nicholas Way<br>Sutton<br>Surrey<br>SM1 1JB |

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**UK PROPERTY TRADING CORPORATION LIMITED**

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**UK PROPERTY TRADING CORPORATION LIMITED**

**BALANCE SHEET**

**AS AT 30 JUNE 2017**

|                                                                | Notes | 2017<br>£ | £         | 2016<br>£ | £<br>As restated |
|----------------------------------------------------------------|-------|-----------|-----------|-----------|------------------|
| <b>Fixed assets</b>                                            |       |           |           |           |                  |
| Investment properties                                          | 3     |           | 110,000   |           | 330,000          |
| <b>Current assets</b>                                          |       |           |           |           |                  |
| Cash at bank and in hand                                       |       | 51        |           | 814       |                  |
| <b>Creditors: amounts falling due within one year</b>          | 4     | (110,374) |           | (119,573) |                  |
| <b>Net current liabilities</b>                                 |       |           | (110,323) |           | (118,759)        |
| <b>Total assets less current liabilities</b>                   |       |           | (323)     |           | 211,241          |
| <b>Creditors: amounts falling due after more than one year</b> | 5     |           | (7,470)   |           | (219,258)        |
| <b>Provisions for liabilities</b>                              |       |           | (12,708)  |           | (18,708)         |
| <b>Net liabilities</b>                                         |       |           | (20,501)  |           | (26,725)         |
| <b>Capital and reserves</b>                                    |       |           |           |           |                  |
| Called up share capital                                        | 6     |           | 100       |           | 100              |
| Profit and loss reserves                                       |       |           | (20,601)  |           | (26,825)         |
| <b>Total equity</b>                                            |       |           | (20,501)  |           | (26,725)         |

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 June 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and signed by the director and authorised for issue on 1 February 2018

C A Constable  
**Director**

**Company Registration No. 04462421**

# UK PROPERTY TRADING CORPORATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2017

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### 1 Accounting policies

#### Company information

UK Property Trading Corporation Limited is a private company limited by shares incorporated in England and Wales. The registered office is 92A High Street, Banstead, Surrey, SM7 2NN.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 30 June 2017 are the first financial statements of UK Property Trading Corporation Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 July 2015.

#### 1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                                  |                   |
|----------------------------------|-------------------|
| Fixtures, fittings and equipment | 20% straight line |
| Computer equipment               | 33% straight line |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

**UK PROPERTY TRADING CORPORATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 30 JUNE 2017**

**1 Accounting policies**

**(Continued)**

**1.5 Cash at bank and in hand**

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**1.6 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

***Basic financial assets***

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1.7 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**1.8 Derivatives**

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

**UK PROPERTY TRADING CORPORATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 30 JUNE 2017**

**1 Accounting policies**

**(Continued)**

**1.9 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

***Current tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

***Deferred tax***

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

**1.10 Leases**

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

**2 Tangible fixed assets**

**Plant and machinery etc  
£**

**Cost**

|                |         |
|----------------|---------|
| At 1 July 2016 | 4,759   |
| Disposals      | (2,491) |

|                 |       |
|-----------------|-------|
| At 30 June 2017 | 2,268 |
|-----------------|-------|

**Depreciation and impairment**

|                                    |         |
|------------------------------------|---------|
| At 1 July 2016                     | 4,759   |
| Eliminated in respect of disposals | (2,491) |

|                 |       |
|-----------------|-------|
| At 30 June 2017 | 2,268 |
|-----------------|-------|

**Carrying amount**

|                 |   |
|-----------------|---|
| At 30 June 2017 | - |
| At 30 June 2016 | - |

**UK PROPERTY TRADING CORPORATION LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2017**

**3 Investment property**

|                   | <b>2017</b>       |
|-------------------|-------------------|
|                   | <b>£</b>          |
| <b>Fair value</b> |                   |
| At 1 July 2016    | 330,000           |
| Disposals         | (190,000)         |
| Revaluations      | (30,000)          |
|                   | <u>          </u> |
| At 30 June 2017   | <u>110,000</u>    |

The valuations of the investment properties were made by the director as at 30 June 2017 on an open market basis.

**4 Creditors: amounts falling due within one year**

|                 | <b>2017</b>       | <b>2016</b>       |
|-----------------|-------------------|-------------------|
|                 | <b>£</b>          | <b>£</b>          |
| Corporation tax | 7,395             | 674               |
| Other creditors | 102,979           | 118,899           |
|                 | <u>          </u> | <u>          </u> |
|                 | <u>110,374</u>    | <u>119,573</u>    |

**5 Creditors: amounts falling due after more than one year**

|                           | <b>2017</b>       | <b>2016</b>       |
|---------------------------|-------------------|-------------------|
|                           | <b>£</b>          | <b>£</b>          |
| Bank loans and overdrafts | 7,470             | 219,258           |
|                           | <u>          </u> | <u>          </u> |

**6 Called up share capital**

|                                | <b>2017</b>       | <b>2016</b>       |
|--------------------------------|-------------------|-------------------|
|                                | <b>£</b>          | <b>£</b>          |
| <b>Ordinary share capital</b>  |                   |                   |
| <b>Issued and fully paid</b>   |                   |                   |
| 100 Ordinary Shares of £1 each | 100               | 100               |
|                                | <u>          </u> | <u>          </u> |

**7 Related party transactions**

During the year, the company paid consultancy fees of £17,065 (2016: £Nil) to Orchid Property Corporation Limited, a company in which the director, C A Constable, is a director and has an interest.

**UK PROPERTY TRADING CORPORATION LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2017**

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**8 Directors' transactions**

One of the investment properties was sold to the director at market value.

As at 30 June 2017, the amounts due to the director was £87,481 (2016: £112,415).

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.