REGISTERED NUMBER: 07050621 (England and Wales)

Abbreviated Unaudited Accounts for the Year Ended 30 November 2016

for

Westvale Property Investments Ltd

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Westvale Property Investments Ltd

Company Information
for the Year Ended 30 November 2016

DIRECTORS:	M P West Mrs V West
REGISTERED OFFICE:	24 Picton House Hussar Court Waterlooville Hampshire PO7 7SQ
REGISTERED NUMBER:	07050621 (England and Wales)
ACCOUNTANTS:	Johnston Wood Roach Limited 24 Picton House Hussar Court Waterlooville Hampshire PO7 7SQ

Abbreviated Balance Sheet
30 November 2016

	Notes	30.11.16 £	£	30.11.15 £	£
FIXED ASSETS					
Investments	2		100		100
Investment property	3		434,482		277,804
			434,582		277,904
CURRENT ASSETS					
Debtors		46,923		26,444	
Cash at bank		7,856		10,164	
		54,779		36,608	
CREDITORS					
Amounts falling due within one year		478,944		319,487	
NET CURRENT LIABILITIES			(424,165)		(282,879)
TOTAL ASSETS LESS CURRENT LIABILITIES			10,417		(4,975)
CAPITAL AND RESERVES					
Called up share capital	4		100		100
Profit and loss account			10,317		(5,075)
SHAREHOLDERS' FUNDS			10,417		(4,975)

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

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 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

(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 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 9 May 2017 and were signed on its behalf by:

M P West - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts
for the Year Ended 30 November 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).

Turnover
Turnover represents net invoiced sales of services, excluding value added tax.

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.

2. FIXED ASSET INVESTMENTS

	Investments other than loans £
COST	
At 1 December 2015 and 30 November 2016	100
NET BOOK VALUE	
At 30 November 2016	100
At 30 November 2015	100

The company's investments at the Balance Sheet date in the share capital of companies include the following:

Westvale Property Developments
Nature of business: Property Development

Class of shares:	% holding
Ordinary	100.00

	30.11.16 £
Aggregate capital and reserves	(3,602)
Loss for the year	(3,702)

continued...

3. INVESTMENT PROPERTY

	Total
	£
COST	
At 1 December 2015	277,804
Additions	156,678
At 30 November 2016	434,482
NET BOOK VALUE	
At 30 November 2016	434,482
At 30 November 2015	277,804

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.11.16 £	30.11.15 £
40	'A'	£1	40	40
40	'B'	£1	40	40
20	'C'	£1	20	20
			100	100

Report of the Accountants to the Directors of Westvale Property Investments Ltd

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 two to four) have been prepared.

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 30 November 2016 set out on pages three to seven and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Johnston Wood Roach Limited
24 Picton House
Hussar Court
Waterlooville
Hampshire
PO7 7SQ

Date: .....

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.