REGISTERED NUMBER: 07050621 (England and Wales)

Unaudited Financial Statements for the Year Ended 30 November 2017

for

Westvale Property Investments Ltd

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Company Information
for the Year Ended 30 November 2017

DIRECTORS:	M P West Mrs V West O M 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

Balance Sheet
30 November 2017

	Notes	30.11.17 £	£	30.11.16 £	£
FIXED ASSETS					
Investments	3		100		100
Investment property	4		666,312		434,482
			666,412		434,582
CURRENT ASSETS					
Debtors	5	202,913		46,923	
Cash at bank		84,233		7,856	
		287,146		54,779	
CREDITORS					
Amounts falling due within one year	6	706,287		478,944	
NET CURRENT LIABILITIES			(419,141)		(424,165)
TOTAL ASSETS LESS CURRENT LIABILITIES			247,271		10,417
CREDITORS					
Amounts falling due after more than one year	7		231,000		-
NET ASSETS			16,271		10,417
CAPITAL AND RESERVES					
Called up share capital	9		100		100
Retained earnings	10		16,171		10,317
SHAREHOLDERS' FUNDS			16,271		10,417

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

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

(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 financial statements

continued...

Balance Sheet - continued
30 November 2017

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 6 April 2018 and were signed on its behalf by:

M P West - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Westvale Property Investments Ltd 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.

2. ACCOUNTING POLICIES

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

Financial Reporting Standard 102 - Reduced Disclosure Exemptions
The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows - Presentation of a Statement of Cash Flow and related notes and disclosures;

- the requirements of Section 11 'Basic Financial Instruments' & Section 12 'Other Financial Instrument Issues' - Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in the profit or loss and in other comprehensive income.

- Section 33 'Related Party Disclosures' - Compensation for key management personnel.

Monetary amounts in these financial statements are rounded to the nearest whole £1, except where otherwise indicated.

First year adoption of Financial Reporting Standard 102 (FRS 102) Section 1A
These financial statements for the year ended 30 November 2017 are the first that are prepared in accordance with FRS 102 Section 1A. The previous financial statements were prepared in accordance with UK GAAP, the date of transition to FRS 102 Section 1A is 1 December 2015.

Some of the FRS 102 recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from previous UK GAAP. Consequently, the directors have amended certain accounting policies to comply with FRS 102. The directors have also taken advantage of certain exemptions from the requirements of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investments in subsidiaries
Investments in subsidiary undertakings are recognised at cost.

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.

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2. **ACCOUNTING POLICIES - continued**

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.

3. **FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
COST	
At 1 December 2016 and 30 November 2017	100
NET BOOK VALUE	
At 30 November 2017	100
At 30 November 2016	100

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

Westvale Property Developments
Registered office:
Nature of business: Property Development

Class of shares:	% holding	30.11.17 £	30.11.16 £
Ordinary	100.00		
Aggregate capital and reserves		119,271	(3,602)
Profit/(loss) for the year		122,873	(3,702)

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 December 2016	434,482
Additions	231,830
At 30 November 2017	666,312
NET BOOK VALUE	
At 30 November 2017	666,312
At 30 November 2016	434,482

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5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.11.17	30.11.16
	£	£
Amounts owed by group undertakings	52,814	46,824
Other debtors	150,099	99
	202,913	46,923

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.11.17	30.11.16
	£	£
Trade creditors	89,857	-
Taxation and social security	212	2,800
Other creditors	616,218	476,144
	706,287	478,944

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.11.17	30.11.16
	£	£
Bank loans	231,000	-

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	231,000	-

8. SECURED DEBTS

The following secured debts are included within creditors:

	30.11.17	30.11.16
	£	£
Bank loans	231,000	-

The bank loans are secured by way of fixed charges over the property at 355 Purbrook Way, Havant, Hampshire, PO9 3SE and 50 Southfield Walk, Havant, Hampshire, PO9 4HY and floating charges over all property or undertaking of the company in favour of Fleet Mortgages Limited.

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.11.17 £	30.11.16 £
40	'A'	£1	40	40
40	'B'	£1	40	40
20	'C'	£1	20	20
			100	100

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10. RESERVES

	Retained earnings £
At 1 December 2016	10,317
Profit for the year	10,854
Dividends	(5,000)
At 30 November 2017	16,171

11. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 30 November 2017 and 30 November 2016:

	30.11.17 £	30.11.16 £
M P West		
Balance outstanding at start of year	-	-
Amounts advanced	150,000	-
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	150,000	-

12. RELATED PARTY DISCLOSURES

Vale Southern Holdings Ltd
A company in which Mr West is the ultimate controlling party.

The company has received loan advances from Vale Southern Holdings Ltd, at the year end the balance owed was £610,498 (2016 - £475,424).

13. ULTIMATE CONTROLLING PARTY

The directors consider Mr M P West to be the ultimate controlling party of the company.

14. FIRST YEAR ADOPTION

The company transitioned to FRS 102 from previously extant UK GAAP as at 1 December 2016.

There has been no impact on the equity of the company or the profit previously reported as a result of the transition.

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.