REGISTERED NUMBER: SC200930 (Scotland)

Abbreviated Unaudited Accounts

for the Year Ended 31 July 2012

for

Bespoke Property Developments Limited

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for the Year Ended 31 July 2012

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Bespoke Property Developments Limited

Company Information
for the Year Ended 31 July 2012

DIRECTOR:	Mrs J Wong
SECRETARY:	Mr C Wong
REGISTERED OFFICE:	20 Kirkliston Road South Queensferry Edinburgh EH30 9NY
REGISTERED NUMBER:	SC200930 (Scotland)
ACCOUNTANTS:	Whitelaw Wells 9 Ainslie Place Edinburgh EH3 6AT
BANKERS:	Clydesdale Bank PLC Clydesdale Bank Plaza Festival Square 50 Lothian Road Edinburgh EH3 9AN
SOLICITORS:	Aikman Russell Dunlop 13 South Charlotte Street Edinburgh EH2 4BH

Abbreviated Balance Sheet
31 July 2012

	Notes	2012 £	£	2011 £	£
FIXED ASSETS					
Tangible assets	2		-		-
Investments	3		51		51
Investment property	4		435,000		560,000
			435,051		560,051
CURRENT ASSETS					
Stocks		360,000		360,000	
Debtors		22,222		36,873	
Cash at bank		89,438		74,148	
		471,660		471,021	
CREDITORS					
Amounts falling due within one year	5	83,264		93,761	
NET CURRENT ASSETS			388,396		377,260
TOTAL ASSETS LESS CURRENT LIABILITIES			823,447		937,311
CREDITORS					
Amounts falling due after more than one year	5		148,786		164,096
NET ASSETS			674,661		773,215
CAPITAL AND RESERVES					
Called up share capital	6		100		100
Revaluation reserve			94,500		219,500
Profit and loss account			580,061		553,615
SHAREHOLDERS' FUNDS			674,661		773,215

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2012.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2012 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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

continued...

Abbreviated Balance Sheet - continued
31 July 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 director on 30 April 2013 and were signed by:

Mrs J Wong - 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 as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Preparation of consolidated financial statements
The financial statements contain information about Bespoke Property Developments Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Tangible fixed assets
All fixed assets are initially recorded at cost.
Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows :

Motor Vehicle - 25% straight line

Investment property
Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the FRSSE which, unlike the Companies Act 2006 does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

Stock
Stock represents the work in progress incurred on incomplete development properties or completed properties available for sale. Revenue is recognised as contract activity progresses to reflect the company's partial performance of its contractual obligations. Contracts in progress at the year end are consequently stated at realisable value, which takes into account any provisions for future losses.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions of events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

Provision is made for tax gains arising from the revaluation (and similar fair value adjustments) of fixed assets only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

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1. **ACCOUNTING POLICIES - continued**

Pension costs and other post-retirement benefits
The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to the profit and loss account in the period to which they relate.

2. **TANGIBLE FIXED ASSETS**

	Total £
COST	
At 1 August 2011	22,140
Additions	1
At 31 July 2012	22,141
DEPRECIATION	
At 1 August 2011	22,140
Charge for year	1
At 31 July 2012	22,141
NET BOOK VALUE	
At 31 July 2012	-
At 31 July 2011	-

3. **FIXED ASSET INVESTMENTS**

	Investments other than loans £
COST	
At 1 August 2011 and 31 July 2012	51
NET BOOK VALUE	
At 31 July 2012	51
At 31 July 2011	51

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3. FIXED ASSET INVESTMENTS - continued

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

Development Direct (Scotland) Limited
Nature of business: Sale of kitchens and appliances

Class of shares:	% holding
Ordinary	100.00

	2012	2011
	£	£
Aggregate capital and reserves	782,244	482,825
Profit for the year	299,419	70,402

Zinc Developments Limited
Nature of business: Property development

Class of shares:	% holding
Ordinary	50.00

	2012	2011
	£	£
Aggregate capital and reserves	166,991	174,508
(Loss)/profit for the year	(7,517)	210,798

4. INVESTMENT PROPERTY

	Total
	£
COST OR VALUATION	
At 1 August 2011	560,000
Revaluations	(125,000)
At 31 July 2012	435,000
NET BOOK VALUE	
At 31 July 2012	435,000
At 31 July 2011	560,000

5. CREDITORS

Creditors include an amount of £ 163,633 (2011 - £ 178,617) for which security has been given.

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

	2012	2011
	£	£
Repayable by instalments	86,366	103,045

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6. CALLED UP SHARE CAPITAL

Allotted and issued:

Number:	Class:	Nominal value:	2012 £	2011 £
100	Ordinary	£1	100	100

7. ULTIMATE CONTROLLING PARTY

The company was under the control of Mr & Mrs Wong during the current and previous periods. Mr & Mrs Wong each own 50% of the company's issued share capital.

Report of the Accountants to the Director of Bespoke Property Developments Limited

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

As described on the balance sheet you are responsible for the preparation of the financial statements for the year ended 31 July 2012 set out on pages three to thirteen 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.

Whitelaw Wells
9 Ainslie Place
Edinburgh
EH3 6AT

30 April 2013

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.