Registered number: SC270301

PEAKE PROPERTIES LIMITED

ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 AUGUST 2011



PEAKE PROPERTIES LIMITED

The following reproduces the text of the Accountants' report in respect of the Company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 4) have been prepared.

ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF PEAKE PROPERTIES LIMITED FOR THE YEAR ENDED 31 AUGUST 2011

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Peake Properties Limited for the year ended 31 August 2011 as set out on pages 3 to 9 from the Company's accounting records and from information and explanations you have given us. We have not been instructed to carry out an audit.

As a practising member firm of the Institute of Chartered Accountants of Scotland, we are subject to its ethical and other professional requirements which are detailed at http://www.icas.org.uk/accountspreparationguidance.

This report is made solely to the director in accordance with the terms of our engagement letter dated 18 March 2008. Our work has been undertaken in accordance with the requirements of the Institute of Chartered Accountants of Scotland.

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

EQ

EQ Accountants LLP
Chartered Accountants
Westby
64 West High Street
Forfar
Angus
DD8 1BJ

16 March 2012

PEAKE PROPERTIES LIMITED
REGISTERED NUMBER: SC270301

ABBREVIATED BALANCE SHEET
AS AT 31 AUGUST 2011

	Note	2011 £	2011 £	2010 £	2010 £
FIXED ASSETS					
Tangible assets	2		**1,746**		*2,053*
Investments	3		**72,086**		*72,086*
			73,832		*74,139*
CURRENT ASSETS					
Cash at bank		**1,812**		*2,897*	
CREDITORS: amounts falling due within one year		**(94,695)**		*(94,695)*	
NET CURRENT LIABILITIES			**(92,883)**		*(91,798)*
TOTAL ASSETS LESS CURRENT LIABILITIES			**(19,051)**		*(17,659)*
CAPITAL AND RESERVES					
Called up share capital	4		**100**		*100*
Revaluation reserve			**6,553**		*6,553*
Profit and loss account			**(25,704)**		*(24,312)*
SHAREHOLDERS' DEFICIT			**(19,051)**		*(17,659)*

The director considers that the Company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Act.

The director acknowledges his responsibility for ensuring that the Company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the Company as at 31 August 2011 and of its loss for the year then ended in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to the financial statements so far as applicable to the Company.

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf by the sole director on 15 March 2012.

Chris Peake
Director

The notes on pages 3 to 4 form part of these financial statements.

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2011

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Turnover

Turnover comprises revenue recognised by the Company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	-	15% reducing balance

1.4 Investments

Investments held as fixed assets are shown at cost less provision for impairment.

1.5 Investment properties

Investment properties are revalued annually at their open market value. Any gains or losses are taken to an investment revaluation reserve and included within the Statement of Total Recognised Gains and Losses. This complies with the FRSSE but is a departure from the Companies Act 2006 which requires all assets to be depreciated. However, the directors believe this policy to be necessary to give a true and fair view.

1.6 Going concern

The accounts have been prepared on the going concern basis. As at the year end there were net liabilities and the company is dependent on the continuing support of the director. The director confirms that this support will continue for the foreseeable future.

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2011

2. TANGIBLE FIXED ASSETS

	£
Cost or valuation	
At 1 September 2010 and 31 August 2011	**5,444**
Depreciation	
At 1 September 2010	**3,391**
Charge for the year	**307**
At 31 August 2011	**3,698**
Net book value	
At 31 August 2011	**1,746**
At 31 August 2010	*2,053*

3. INVESTMENT PROPERTIES

	£
Cost or valuation	
At 1 September 2010 and 31 August 2011	**72,086**
Net book value	
At 31 August 2011	**72,086**
At 31 August 2010	*72,086*

The director, Chris Peake, considers that, based on the property market, no revaluation of the investment property is required.

4. SHARE CAPITAL

	2011 £	*2010 £*
Authorised		
1,000 Ordinary shares of £1 each	**1,000**	*1,000*
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	**100**	*100*

5. CONTROLLING PARTY

Chris Peake, the director of the company owns 100% of the shares in the company and therefore has control of the company.