Registered number: SC425906

# YORKSHIRE INVESTMENT PROPERTY LIMITED
# ABBREVIATED ACCOUNTS
# FOR THE YEAR ENDED 30 JUNE 2016

First Base Accountants

Pavilion 2
Castlecraig Business park
Stirling
FK7 7SH

**Yorkshire Investment Property Limited**
**Company No. SC425906**
**Abbreviated Balance Sheet 30 June 2016**

| | Notes | 2016 £ | 2016 £ | 2015 £ | 2015 £ |
|---|---|---|---|---|---|
| **FIXED ASSETS** | | | | | |
| Tangible Assets | 2 | | 1,320,000 | | 370,370 |
| | | | 1,320,000 | | 370,370 |
| **CURRENT ASSETS** | | | | | |
| Debtors | | 66,016 | | 169,756 | |
| Cash at bank and in hand | | 119,367 | | 34,337 | |
| | | 185,383 | | 204,093 | |
| **Creditors: Amounts Falling Due Within One Year** | | (530,764 ) | | (170,039 ) | |
| **NET CURRENT ASSETS (LIABILITIES)** | | | (345,381 ) | | 34,054 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | | 974,619 | | 404,424 |
| **Creditors: Amounts Falling Due After More Than One Year** | 3 | | (855,864 ) | | (203,230 ) |
| **NET ASSETS** | | | 118,755 | | 201,194 |
| **CAPITAL AND RESERVES** | | | | | |
| Called up share capital | 4 | | 100 | | 100 |
| Revaluation reserve | | | 652,297 | | 204,100 |
| Profit and Loss Account | | | (533,642 ) | | (3,006 ) |
| **SHAREHOLDERS' FUNDS** | | | 118,755 | | 201,194 |

For the year ending 30 June 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Directors' responsibilities:**

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective 2015).

On behalf of the board

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**Mrs Aniko Smith**

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**Mr Paul Smith**

**24/03/2017**

## 1. Accounting Policies

### 1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

### 1.2. Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

### 1.3. Tangible Fixed Assets and Depreciation

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

### 1.4. Investment properties

Investment properties shall not be subject to periodic charges for depreciation except for properties held on lease, which shall be depreciated at least over the period when the unexpired term is 20 years or less. Investment properties shall be included in the balance sheet at their market value.

## 2. Tangible Assets

| | Total |
|---|---|
| **Cost** | **£** |
| As at 1 July 2015 | 370,370 |
| Additions | 495,281 |
| Revaluation | 454,349 |
| As at 30 June 2016 | 1,320,000 |
| **Net Book Value** | |
| As at 30 June 2016 | 1,320,000 |
| As at 1 July 2015 | 370,370 |

## 3. Creditors: Amounts Falling Due After More Than One Year

| | 2016 | 2015 |
|---|---|---|
| | **£** | **£** |
| Bank loans | 855,864 | 118,730 |
| Accruals and deferred income | - | 84,500 |
| | 855,864 | 203,230 |

4. **Share Capital**

| | Value | Number | 2016 | 2015 |
|---|---|---|---|---|
| **Allotted, called up and fully paid** | **£** | | **£** | **£** |
| Ordinary shares | 1.000 | 100 | 100 | 100 |

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