Registered number: SC425906

YORKSHIRE INVESTMENT PROPERTY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2017

First Base Accountants

Pavilion 2
Castlecraig Business park
Stirling
FK7 7SH

Yorkshire Investment Property Limited
Unaudited Financial Statements
For The Year Ended 30 June 2017

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Yorkshire Investment Property Limited
Balance Sheet
As at 30 June 2017

Registered number: SC425906

	Notes	2017 £	2017 £	2016 £	2016 £
FIXED ASSETS					
Tangible Assets	3		1,322,697		1,320,000
			1,322,697		1,320,000
CURRENT ASSETS					
Debtors	4	287,804		66,016	
Cash at bank and in hand		58,474		119,367	
		346,278		185,383	
Creditors: Amounts Falling Due Within One Year	5	(684,049)		(530,764)	
NET CURRENT ASSETS (LIABILITIES)			(337,771)		(345,381)
TOTAL ASSETS LESS CURRENT LIABILITIES			984,926		974,619
Creditors: Amounts Falling Due After More Than One Year	6		(843,711)		(855,864)
NET ASSETS			141,215		118,755
CAPITAL AND RESERVES					
Called up share capital	7		100		100
Revaluation reserve			652,297		652,297
Profit and Loss Account			(511,182)		(533,642)
SHAREHOLDERS' FUNDS			141,215		118,755

For the year ending 30 June 2017 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 accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mrs Aniko Smith

Mr Paul Smith

28/03/2018

The notes on pages 3 to 5 form part of these financial statements.

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 FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and form the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover form the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. 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:

Computer Equipment	25% SL

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.

1.5. Foreign Currencies

Monetary assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at the operating profit.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows:

3. Tangible Assets

	Investment Properties	Computer Equipment	Total
	£	£	£
Cost			
As at 1 July 2016	1,320,000	-	1,320,000
Additions	-	3,596	3,596
As at 30 June 2017	1,320,000	3,596	1,323,596
Depreciation			
As at 1 July 2016	-	-	-
Provided during the period	-	899	899
As at 30 June 2017	-	899	899
Net Book Value			
As at 30 June 2017	1,320,000	2,697	1,322,697
As at 1 July 2016	1,320,000	-	1,320,000

4. Debtors

	2017	2016
	£	£
Due within one year		
Trade debtors	281,484	58,470
Prepayments and accrued income	6,320	-
VAT	-	7,546
	287,804	66,016

5. Creditors: Amounts Falling Due Within One Year

	2017	2016
	£	£
Trade creditors	59,574	65,531
Bank loans and overdrafts	446	163,276
VAT	43,287	-
Amounts due to Red Towers (Scotland) Ltd	14,400	14,400
JV Finance - Mr & Mrs Jones	-	80,000
JV Finance - Recker G	68,200	68,200
Directors' loan accounts	498,142	139,357
	684,049	530,764

6. Creditors: Amounts Falling Due After More Than One Year

	2017	2016
	£	£
Bank loans	843,711	855,864

7. Share Capital

	Value	Number	2017	2016
Allotted, called up and fully paid	£		£	£
Ordinary shares	1.000	100	100	100

8. General Information

Yorkshire Investment Property Limited is a private company, limited by shares, incorporated in Scotland, registered number SC425906. The registered office is Duneira, Pier Road, Helensborough, Dunbartonshire, G84 8LH.

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.