

**ABBREVIATED UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2016**  
**FOR**  
**PROPERTY LAND LIMITED**

PROPERTY LAND LIMITED (REGISTERED NUMBER: 03102994)

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FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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**PROPERTY LAND LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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**DIRECTORS:**

T J Buttolph  
J.P.C. Birley  
Ms J.F. Wilson

**SECRETARY:**

Ms J.F. Wilson

**REGISTERED OFFICE:**

Norman House  
8 Burnell Road  
Sutton  
Surrey  
SM1 4BW

**REGISTERED NUMBER:**

03102994

**ACCOUNTANTS:**

Myrus Smith  
Norman House  
8 Burnell Road  
Sutton  
Surrey  
SM1 4BW

**ABBREVIATED BALANCE SHEET**  
**30 SEPTEMBER 2016**

	Notes	2016 £	£	2015 £	£
<b>FIXED ASSETS</b>					
Tangible assets	2		-		-
Investment property	3		<u>2,000,000</u>		<u>2,000,000</u>
			2,000,000		2,000,000
<b>CURRENT ASSETS</b>					
Debtors		1,250		-	
Cash at bank		<u>110,842</u>		<u>90,397</u>	
		112,092		90,397	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>39,858</u>		<u>30,259</u>	
<b>NET CURRENT ASSETS</b>			<u>72,234</u>		<u>60,138</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>2,072,234</u>		<u>2,060,138</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	4		10		10
Revaluation reserve			1,446,477		1,446,477
Profit and loss account			<u>625,747</u>		<u>613,651</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>2,072,234</u>		<u>2,060,138</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2016 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 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.
- (b)

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 Board of Directors on 11 April 2017 and were signed on its behalf by:

T J Buttolph - Director

**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements 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 January 2015).

**Turnover**

Turnover represents invoiced rents receivable.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 33% on cost

**Investment properties**

In accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), some of the company's properties are held for long-term investment and are included in the Balance Sheet at their open market values. The surpluses or deficits on annual revaluation of such properties are transferred to the investment property revaluation reserve. Depreciation is not provided in respect of freehold investment properties.

The policy represents a departure from the Companies Act 2006, which requires depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the financial statements may give a true and fair view because current values and changes in current values are of prime importance rather than the calculation of systematic annual depreciation. Depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

**2. TANGIBLE FIXED ASSETS**

	Total £
<b>COST OR VALUATION</b>	
At 1 October 2015	
and 30 September 2016	541
<b>DEPRECIATION</b>	
At 1 October 2015	
and 30 September 2016	541
<b>NET BOOK VALUE</b>	
At 30 September 2016	-
At 30 September 2015	-

**3. INVESTMENT PROPERTY**

	Total £
<b>COST OR VALUATION</b>	
At 1 October 2015	
and 30 September 2016	2,000,000
<b>NET BOOK VALUE</b>	
At 30 September 2016	2,000,000
At 30 September 2015	2,000,000

NOTES TO THE ABBREVIATED ACCOUNTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2016

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4. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
10	Ordinary	£1	<u>10</u>	<u>10</u>

5. **CONTROLLING PARTY**

The company is controlled by its three directors.

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.