Registration number: 03724088

North Yorkshire Property Developments Limited

Unaudited Abbreviated Accounts

for the Year Ended 31 December 2015

Winburn Glass Norfolk
Chartered Accountants
Convention House
St. Mary's Street
Leeds
Leeds
LS9 7DP

North Yorkshire Property Developments Limited
Contents

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.

Chartered Accountants' Report to the Board of Directors on the Preparation of the Unaudited Statutory Accounts of North Yorkshire Property Developments Limited for the Year Ended 31 December 2015

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of North Yorkshire Property Developments Limited for the year ended 31 December 2015 set out on pages from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of North Yorkshire Property Developments Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of North Yorkshire Property Developments Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than North Yorkshire Property Developments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that North Yorkshire Property Developments 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 of North Yorkshire Property Developments Limited. You consider that North Yorkshire Property Developments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of North Yorkshire Property Developments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

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Winburn Glass Norfolk
Chartered Accountants
Convention House
St. Mary's Street
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LS9 7DP
4 April 2016

North Yorkshire Property Developments Limited
(Registration number: 03724088)
Abbreviated Balance Sheet at 31 December 2015

	Note	2015 £	2014 £
Fixed assets			
Tangible fixed assets		2,536,532	2,536,088
Current assets			
Debtors		21,259	40,454
Cash at bank and in hand		175,592	280,870
		196,851	321,324
Creditors: Amounts falling due within one year		(966,974)	(1,179,378)
Net current liabilities		(770,123)	(858,054)
Net assets		1,766,409	1,678,034
Capital and reserves			
Called up share capital	3	197	197
Share premium account		19,603	19,603
Revaluation reserve		534,257	534,257
Profit and loss account		1,212,352	1,123,977
Shareholders' funds		1,766,409	1,678,034

For the year ending 31 December 2015 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

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 in accordance with the provisions applicable to companies subject to the small companies regime .

Approved by the Board on 4 April 2016 and signed on its behalf by:

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Mr S Fearnley

Director

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (Effective January 2015).

Turnover

Turnover represents amounts chargeable, net of value added tax, in respect of the sale of goods and services to customers.

Depreciation

Depreciation is provided on tangible assets fixed assets so as to write off the cost or valuation , less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Fixtures fitting and equipment	33% straight line

Investment properties

Certain of the company's properties are held for long-term investment. Investment properties are accounted for in accordance with the FRSSE, as follows: No depreciation is provided in respect of investment properties and they are revalued annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost, 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 treatment as regards the company's investment properties may be a departure from the requirements of the Companies Act concerning the depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation or amortisation 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.

Hire purchase and leasing

Rentals payable under operating leases are charged in the profit and loss account on a straight line basis over the lease term.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

2 Fixed assets

	Tangible assets £	Total £
Cost		
At 1 January 2015	2,537,804	2,537,804
Additions	1,257	1,257
At 31 December 2015	2,539,061	2,539,061
Depreciation		
At 1 January 2015	1,716	1,716
Charge for the year	813	813
At 31 December 2015	2,529	2,529
Net book value		
At 31 December 2015	2,536,532	2,536,532
At 31 December 2014	2,536,088	2,536,088

3 Share capital

Allotted, called up and fully paid shares

	2015		2014	
	No.	£	No.	£
Ordinary of £1 each	100	100	100	100
Ordinary A of £1 each	97	97	97	97
	197	197	197	197