

REGISTERED NUMBER: 04100212 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 December 2016

for

C. J. W. Property Investments Ltd

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for the Year Ended 31 December 2016

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C. J. W. Property Investments Ltd
Company Information
for the Year Ended 31 December 2016

DIRECTORS:

B Chadwick
C G Johnston

REGISTERED OFFICE:

93 Market Street
Farnworth
Bolton
Lancashire
BL4 7NS

REGISTERED NUMBER:

04100212 (England and Wales)

ACCOUNTANTS:

Higsons Limited
Chartered Accountants
93 Market Street
Farnworth
Bolton
Lancashire
BL4 7NS

C. J. W. Property Investments Ltd (Registered number: 04100212)

Balance Sheet
31 December 2016

	Notes	31.12.16 £	£	31.12.15 £	£
FIXED ASSETS					
Investment property	3		807,649		807,649
CURRENT ASSETS					
Cash at bank		5,775		2,484	
CREDITORS					
Amounts falling due within one year	4	<u>436,648</u>		<u>419,175</u>	
NET CURRENT LIABILITIES			<u>(430,873)</u>		<u>(416,691)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			376,776		390,958
CREDITORS					
Amounts falling due after more than one year	5		<u>11,627</u>		<u>39,615</u>
NET ASSETS			<u>365,149</u>		<u>351,343</u>
CAPITAL AND RESERVES					
Called up share capital			200		200
Revaluation reserve	7		231,976		231,976
Retained earnings			<u>132,973</u>		<u>119,167</u>
SHAREHOLDERS' FUNDS			<u>365,149</u>		<u>351,343</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 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 notes form part of these financial statements

Balance Sheet - continued
31 December 2016

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 27 September 2017 and were signed on its behalf by:

C G Johnston - Director

Notes to the Financial Statements
for the Year Ended 31 December 2016

1. STATUTORY INFORMATION

C. J. W. Property Investments Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year and also have been consistently applied within the same accounts.

These financial statements for the period ended 31 December 2016 are the first financial statements that comply with FRS 102 Section 1A "Small Entities". The date of transition is 1 January 2015.

The transition to FRS 102 Section 1A for small entities has resulted in a small number of changes in accounting policies to those used previously. These changes have had no impact on shareholders' funds at the transition date or at the comparative balance sheet date and profit for the comparative period.

The financial statements have been prepared under the historical cost convention, except for modification to a fair value basis for certain assets, as specified in the accounting policies below.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2016

3. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2016	
and 31 December 2016	<u>807,649</u>
NET BOOK VALUE	
At 31 December 2016	<u>807,649</u>
At 31 December 2015	<u>807,649</u>

Cost or valuation at 31 December 2016 is represented by:

	£
Valuation in 2003	285,169
Valuation in 2004	25,000
Valuation in 2005	3,416
Valuation in 2008	320,000
Valuation in 2012	(350,000)
Cost	<u>524,064</u>
	<u>807,649</u>

Investment property was valued on an open market basis on 31 December 2016 by Mr C Johnston .

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.16	31.12.15
	£	£
Bank loans and overdrafts	43,700	57,717
Taxation and social security	8,781	5,380
Other creditors	<u>384,167</u>	<u>356,078</u>
	<u>436,648</u>	<u>419,175</u>

5. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.16	31.12.15
	£	£
Bank loans	<u>11,627</u>	<u>39,615</u>

6. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.16	31.12.15
	£	£
Bank loans	<u>55,327</u>	<u>97,332</u>

The bank borrowings are secured by a legal charge over the company's investment property.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2016

7. RESERVES

At 1 January 2016
and 31 December 2016

Revaluation
reserve
£
231,976

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.