

**REGISTERED NUMBER: 04100212 (England and Wales)**

**Unaudited Financial Statements for the Year Ended 31 December 2018**

**for**

**C. J. W. Property Investments Ltd**

**Contents of the Financial Statements**  
**for the Year Ended 31 December 2018**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>3</b>

**C. J. W. Property Investments Ltd**  
**Company Information**  
**for the Year Ended 31 December 2018**

**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 2018**

		31.12.18		31.12.17 as restated	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Investment property	4		807,649		807,649
<b>CURRENT ASSETS</b>					
Cash at bank		754		609	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>411,923</u>		<u>422,181</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(411,169)</u>		<u>(421,572)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			396,480		386,077
<b>PROVISIONS FOR LIABILITIES</b>			<u>44,075</u>		<u>44,075</u>
<b>NET ASSETS</b>			<u><u>352,405</u></u>		<u><u>342,002</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			200		200
Fair value reserve	7		187,901		187,901
Retained earnings			<u>164,304</u>		<u>153,901</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>352,405</u></u>		<u><u>342,002</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 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 financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 2019 and were signed on its behalf by:

C G Johnston - Director

The notes form part of these financial statements

**Notes to the Financial Statements**  
**for the Year Ended 31 December 2018**

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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2017 - 2 ) .

4. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2018	
and 31 December 2018	807,649
<b>NET BOOK VALUE</b>	
At 31 December 2018	807,649
At 31 December 2017	807,649

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2018**

**4. INVESTMENT PROPERTY - continued**

Fair value at 31 December 2018 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 2017 by Mr C Johnston .

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.18	31.12.17 as restated
	£	£
Bank loans and overdrafts	-	12,727
Trade creditors	-	(1)
Taxation and social security	16,154	8,945
Other creditors	<u>395,769</u>	<u>400,510</u>
	<u>411,923</u>	<u>422,181</u>

**6. SECURED DEBTS**

The following secured debts are included within creditors:

	31.12.18	31.12.17 as restated
	£	£
Bank loans	<u>-</u>	<u>12,727</u>

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

**7. RESERVES**

	Fair value reserve £
At 1 January 2018 and 31 December 2018	<u>187,901</u>

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.