Company Registration No. 04359127 (England and Wales)

BOOTLAND PROPERTY INVESTMENTS LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2020

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BOOTLAND PROPERTY INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2020

Director	Jonathan Bootland
Company Number	04359127 (England and Wales)
Registered Office	First Floor 85 Great Portland Street London W1W 7LT United Kingdom
Accountants	RAE Business Services (Yorkshire) Limited First Floor 85 Great Portland Street London W1W 7LT

Accountants' report to the director of Bootland Property Investments Limited on the preparation of the unaudited statutory accounts for the year ended 31 January 2020

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Bootland Property Investments Limited for the year ended 31 January 2020 as set out on pages 5 - 8 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Bootland Property Investments Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the accounts of Bootland Property Investments Limited and state those matters that we have agreed to state to them, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Bootland Property Investments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Bootland Property Investments 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 Bootland Property Investments Limited. You consider that Bootland Property Investments 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 Bootland Property Investments 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.

RAE Business Services (Yorkshire) Limited

First Floor
85 Great Portland Street
London
W1W 7LT

2 October 2020

BOOTLAND PROPERTY INVESTMENTS LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2020

	Notes	2020 £	2019 £
Fixed assets			
Tangible assets	4	2	575
Investment property	5	2,089,068	1,741,012
		2,089,070	1,741,587
Current assets			
Debtors	6	12,480	11,713
Cash at bank and in hand		117,300	2,803
		129,780	14,516
Creditors: amounts falling due within one year	7	(265,454)	(60,277)
Net current liabilities		(135,674)	(45,761)
Total assets less current liabilities		1,953,396	1,695,826
Creditors: amounts falling due after more than one year	8	(1,562,049)	(1,379,262)
Net assets		391,347	316,564
Capital and reserves			
Called up share capital		150	150
Revaluation reserve		186,748	186,748
Profit and loss account		204,449	129,666
Shareholders' funds		391,347	316,564

For the year ending 31 January 2020 the company was entitled to exemption from audit 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 director acknowledges his 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 and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board and authorised for issue on 23 October 2020 and were signed on its behalf by

Jonathan Bootland
Director

Company Registration No. 04359127

1 Statutory information

Bootland Property Investments Limited is a private company, limited by shares, registered in England and Wales, registration number 04359127. The registered office is First Floor, 85 Great Portland Street, London, W1W 7LT, United Kingdom.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

3 Accounting policies

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.

Basis of preparation
The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

Presentation currency
The accounts are presented in £ sterling.

Tangible fixed assets and depreciation
Tangible assets are included at cost less depreciation and impairment. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	25% on cost
Fixtures & fittings	25% on cost
Computer equipment	33% on cost

Investment property
Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold. The gain in the year of £23,060 is unrealised and hence unavailable for distribution.

Deferred taxation
Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

4 Tangible fixed assets

	Plant & machinery	Fixtures & fittings	Computer equipment	Total
	£	£	£	£
Cost or valuation	At cost	At cost	At cost	
At 1 February 2019	2,781	5,068	2,244	10,093
At 31 January 2020	2,781	5,068	2,244	10,093
Depreciation				
At 1 February 2019	2,781	4,493	2,244	9,518
Charge for the year	-	573	-	573
At 31 January 2020	2,781	5,066	2,244	10,091
Net book value				
At 31 January 2020	-	2	-	2
At 31 January 2019	-	575	-	575

5 Investment property

	2020
	£
Fair value at 1 February 2019	1,741,012
Additions	314,056
Net gain from fair value adjustments	34,000
At 31 January 2020	2,089,068

Investment properties are valued on an 'open market' basis at the balance sheet by the director.

6 Debtors

	2020	2019
	£	£
Accrued income and prepayments	-	1,317
Other debtors	12,480	10,396
	12,480	11,713

7 Creditors: amounts falling due within one year

	2020	2019
	£	£
Taxes and social security	10,367	5,943
Other creditors	7,750	7,650
Loans from directors	247,337	46,300
Accruals	-	384
	265,454	60,277

8 Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Bank loans	1,451,632	1,323,335
Other creditors	110,417	55,927
	1,562,049	1,379,262

9 Transactions with related parties

At the balance sheet date the company owed £247,337 (2019 - £46,298) to the Director. Interest of £11,995 (2019 - £1,383) has been included in the balance.

10 Average number of employees

During the year the average number of employees was 0 (2019: 0).