

ABBREVIATED UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2015
FOR
PINEVIEW THAXTED LIMITED

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FOR THE YEAR ENDED 31ST DECEMBER 2015**

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PINEVIEW THAXTED LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31ST DECEMBER 2015**

DIRECTORS:

S R Ilott
R W M Thurley
C R Green

REGISTERED OFFICE:

The Foundry
9 Park Lane
Puckeridge
Ware
Hertfordshire
SG11 1RL

REGISTERED NUMBER:

07456236 (England and Wales)

ACCOUNTANTS:

Janelle Lankester
Chartered Accountants
The Foundry
9 Park Lane
Puckeridge
Ware
Hertfordshire
SG11 1RL

ABBREVIATED BALANCE SHEET
31ST DECEMBER 2015

	Notes	31.12.15 £	£	31.12.14 £	£
FIXED ASSETS					
Investment property	2		2,900,000		2,341,000
CURRENT ASSETS					
Debtors		50		50	
Cash at bank		<u>6,442</u>		<u>6,406</u>	
		6,492		6,456	
CREDITORS					
Amounts falling due within one year		<u>1,568,692</u>		<u>1,388,147</u>	
NET CURRENT LIABILITIES			<u>(1,562,200)</u>		<u>(1,381,691)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,337,800</u>		<u>959,309</u>
CAPITAL AND RESERVES					
Called up share capital	3		100		100
Revaluation reserve			1,275,087		927,226
Profit and loss account			<u>62,613</u>		<u>31,983</u>
SHAREHOLDERS' FUNDS			<u>1,337,800</u>		<u>959,309</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2015.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2015 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)

ABBREVIATED BALANCE SHEET - continued
31ST DECEMBER 2015

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 20th September 2016 and were signed on its behalf by:

S R Ilott - Director

R W M Thurley - Director

C R Green - Director

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2015**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Investment property

No depreciation is provided for in respect of investment properties in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015). Such properties are held for their investment potential and not for consumption within the business. This is a departure from the Companies Act 2006 which requires all properties to be depreciated and the directors consider that to depreciate them would not enable the financial statements to give a true and fair view. Investment properties are stated at their open market value at 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.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classified as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

2. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1st January 2015	2,341,000
Additions	211,139
Revaluations	347,861
At 31st December 2015	<u>2,900,000</u>
NET BOOK VALUE	
At 31st December 2015	<u>2,900,000</u>
At 31st December 2014	<u>2,341,000</u>

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2015

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.15	31.12.14
		£	£	£
100	Ordinary	£1	<u>100</u>	<u>100</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.