

Company Registration No. 07684176 (England and Wales)

**HIGHWORTH PROPERTY INVESTMENTS LIMITED**  
**ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JULY 2016**

# HIGHWORTH PROPERTY INVESTMENTS LIMITED

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## **HIGHWORTH PROPERTY INVESTMENTS LIMITED**

### **CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF HIGHWORTH PROPERTY INVESTMENTS LIMITED FOR THE YEAR ENDED 31 JULY 2016**

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*The following reproduces the text of the Accountants' Report prepared in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated financial statements set out on pages 2 to 4 have been prepared.*

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Highworth Property Investments Limited for the year ended 31 July 2016 set out on pages 3 to 9 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

Our work has been undertaken in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at [www.accaglobal.com/factsheet163](http://www.accaglobal.com/factsheet163).

It is your duty to ensure that Highworth Property Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Highworth Property Investments Limited. You consider that Highworth 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 financial statements of Highworth 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.

**DBH**

20 December 2016

**Chartered Certified Accountants**

16 Dorcan Business Village  
Murdock Road, Dorcan  
Swindon  
Wiltshire  
SN3 5HY

# HIGHWORTH PROPERTY INVESTMENTS LIMITED

## ABBREVIATED BALANCE SHEET

AS AT 31 JULY 2016

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Tangible assets	2		828,567		1,022,680
<b>Current assets</b>					
Debtors		8,360		4,234	
Cash at bank and in hand		271,925		297,283	
		280,285		301,517	
<b>Creditors: amounts falling due within one year</b>		(664,139)		(404,564)	
<b>Net current liabilities</b>			(383,854)		(103,047)
<b>Total assets less current liabilities</b>			444,713		919,633
<b>Creditors: amounts falling due after more than one year</b>			-		(580,000)
			444,713		339,633
<b>Capital and reserves</b>					
Called up share capital	3		103		103
Revaluation reserve			74,171		46,748
Profit and loss account			370,439		292,782
<b>Shareholders' funds</b>			444,713		339,633

For the financial year ended 31 July 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 18 December 2016

Mr D S Tiney  
Director

Mrs C Tiney  
Director

Company Registration No. 07684176

# HIGHWORTH PROPERTY INVESTMENTS LIMITED

## NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 JULY 2016

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### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

#### 1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### 1.3 Turnover

Turnover represents rents receivable and amounts receivable for consultancy services net of VAT.

#### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets include investment properties valued by the directors on an existing use open market value basis. Other tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & equipment	20% straight line basis.
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The part of the annual depreciation charge on revalued assets which relates to the revaluation surplus is transferred from the revaluation reserve to the profit and loss account.

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is 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 of this which might otherwise have been charged cannot be separately identified or quantified.

# HIGHWORTH PROPERTY INVESTMENTS LIMITED

## NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2016

### 2 Fixed assets

#### Tangible assets £

#### Cost or valuation

At 1 August 2015	1,026,509
Additions	1,806
Revaluation	60,897
Disposals	(255,884)
At 31 July 2016	833,328

#### Depreciation

At 1 August 2015	3,829
On disposals	(599)
Charge for the year	1,531
At 31 July 2016	4,761

#### Net book value

At 31 July 2016	828,567
At 31 July 2015	1,022,680

### 3 Share capital

#### 2016 £

#### 2015 £

#### Allotted, called up and fully paid

100 Ordinary A Shares of £1 each	100	100
3 Ordinary B Shares of £1 each	3	3
	103	103

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.