

**INVICTA PROPERTY PARTNERSHIP LIMITED LIABILITY PARTNERSHIP
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

Invicta Property Partnership Limited Liability Partnership
Balance Sheet
As at 31 March 2021

Registered number: OC325428

	2021	2020
	£	£
Fixed assets	2,868,545	2,868,545
Current assets	118,125	162,449
Prepayments and accrued income	4,684	2,498
Creditors: Amounts Falling Due Within One Year	(1)	-
NET CURRENT ASSETS	122,808	164,947
TOTAL ASSETS LESS CURRENT LIABILITIES	2,991,353	3,033,492
Creditors: Amounts Falling After More Than One Year	(1,643,743)	(1,644,126)
Accruals and deferred income	(6,074)	(6,191)
NET ASSETS ATTRIBUTABLE TO MEMBERS	1,341,536	1,383,175
REPRESENTED BY:		
Loan and other debts due to members within one year	180,093	221,733
Members' other interests	1,161,443	1,161,442
	1,341,536	1,383,175
TOTAL MEMBERS' INTERESTS		
Loan and other debts due to members within one year	180,093	221,733
Members' other interests	1,161,443	1,161,442
	1,341,536	1,383,175

Notes

1. Average Number of Employees

Average number of employees, including members, during the year was as follows: NIL (2020: NIL)

2. General Information

Invicta Property Partnership Limited Liability Partnership is a limited liability partnership, incorporated in England & Wales, registered number OC325428 . The Registered Office is Victoria House Rural Business Centre, The Moor, Hawkhurst, Kent, TN18 4NR.

Invicta Property Partnership Limited Liability Partnership
Balance Sheet (continued)
As at 31 March 2021

For the year ending 31 March 2021 the LLP was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 applicable to LLP's subject to the small LLPs regime.)

Member's responsibilities:

- The members acknowledge their responsibilities for complying with the requirements of the Act (as applied to LLPs) with respect to accounting records and the preparation of accounts.
- These accounts have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

On behalf of the members

Mr Mark Faulkner

Designated Member

16 September 2021

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.