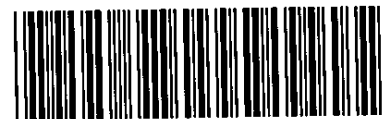


REGISTERED NUMBER: SC205676

**Abbreviated Accounts
for the Year Ended 30 September 2013
for
Ixam Properties Limited**

THURSDAY



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COMPANIES HOUSE

Ixam Properties Limited (Registered number: SC205676)

**Contents of the Abbreviated Accounts
for the Year Ended 30 September 2013**

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Ixam Properties Limited

**Company Information
for the Year Ended 30 September 2013**

DIRECTORS:

G E Atkinson
Mrs R E Atkinson

SECRETARY:

C Logan

REGISTERED OFFICE:

Elliott House
Kilwinning Road
Irvine
KA12 8TG

REGISTERED NUMBER:

SC205676

AUDITORS:

Campbell Dallas LLP
Chartered Accountants &
Statutory Auditors
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

**Report of the Independent Auditors to
Ixam Properties Limited
Under Section 449 of the Companies Act 2006**

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Ixam Properties Limited for the year ended 30 September 2013 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.



Greig McKnight (Senior Statutory Auditor)
for and on behalf of Campbell Dallas LLP
Chartered Accountants &
Statutory Auditors
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 2/5/2014

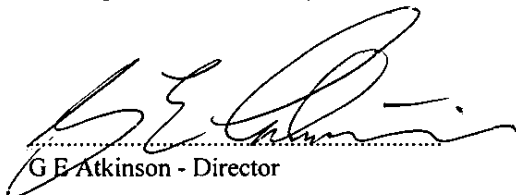
Ixam Properties Limited (Registered number: SC205676)

**Abbreviated Balance Sheet
30 September 2013**

		2013	2012
	Notes	£	£
FIXED ASSETS			
Tangible assets	2	1,692,812	-
CURRENT ASSETS			
Debtors		8,995	-
Cash at bank		4,044	100
		<u>13,039</u>	<u>100</u>
CREDITORS			
Amounts falling due within one year		<u>1,735,114</u>	<u>-</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(1,722,075)</u>	<u>100</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(29,263)</u>	<u>100</u>
CAPITAL AND RESERVES			
Called up share capital	3	100	100
Profit and loss account		<u>(29,363)</u>	<u>-</u>
SHAREHOLDERS' FUNDS		<u>(29,263)</u>	<u>100</u>

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 30/9/14 and were signed on its behalf by:


G E Atkinson - Director

The notes form part of these abbreviated accounts

**Notes to the Abbreviated Accounts
for the Year Ended 30 September 2013**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

At 30 September 2013 the company had net liabilities of £29,263. The going concern assumption is appropriate as company is financed by group debt, has committed financial support of its parent company and has no external sources of finance.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land and buildings - 2% on cost

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Deferred tax is provided at the average rates that are expected to apply when the timing differences reverse, based on current tax rates and laws. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets where there is no commitment to sell the asset. Deferred tax assets and liabilities are not discounted.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
Additions	1,692,812
At 30 September 2013	1,692,812
NET BOOK VALUE	
At 30 September 2013	1,692,812

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2013 £	2012 £
100	Ordinary shares	£1	100	100

4. ULTIMATE PARENT COMPANY

The ultimate controlling party is Mr G E Atkinson by virtue of his controlling interest in the ultimate parent company.

The immediate parent company is Maxi Group Limited. In October 2011 following a group reorganisation, a new parent company, Maxi Caledonian Limited, acquired 100% of the share capital of Maxi Group Limited. The ultimate shareholders were unchanged by the reorganisation.

The largest and smallest group into which the results of the company are consolidated is that headed by Maxi Caledonian Limited, registered in Scotland. The consolidated accounts of this company are available to the public and may be obtained from Companies House. No other group accounts include the results of the company.