

REGISTERED NUMBER: 05175410 (England and Wales)

**Financial Statements**  
**for the Year Ended 31 October 2017**  
**for**  
**Alphine Properties Limited**

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**for the Year Ended 31 October 2017**

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**Alphine Properties Limited**  
**Company Information**  
**for the Year Ended 31 October 2017**

**DIRECTORS:** P J Watts  
S A Watts

**SECRETARY:** S A Watts

**REGISTERED OFFICE:** Manor Court, Manor Farm House  
London Road  
Shardlow  
Derby  
DE72 2GR

**REGISTERED NUMBER:** 05175410 (England and Wales)

**ACCOUNTANTS:** Bates Weston LLP  
Chartered Accountants  
The Mills  
Canal Street  
Derby  
DE1 2RJ

**Alphine Properties Limited (Registered number: 05175410)**

**Balance Sheet**  
**31 October 2017**

	Notes	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		116		155
Investment property	5		<u>300,000</u>		<u>300,000</u>
			300,116		300,155
<b>CURRENT ASSETS</b>					
Cash at bank		59		3,704	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>35,675</u>		<u>28,649</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(35,616)</u>		<u>(24,945)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			264,500		275,210
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(125,604)		(130,959)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(20,213)</u>		<u>(22,757)</u>
<b>NET ASSETS</b>			<u>118,683</u>		<u>121,494</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			2		2
Fair value reserve	9		116,181		113,637
Retained earnings			<u>2,500</u>		<u>7,855</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>118,683</u>		<u>121,494</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2017 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)

**Alphine Properties Limited (Registered number: 05175410)**

**Balance Sheet - continued**  
**31 October 2017**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors on 27 July 2018 and were signed on its behalf by:

P J Watts - Director

The notes form part of these financial statements

**Notes to the Financial Statements**  
**for the Year Ended 31 October 2017**

**1. STATUTORY INFORMATION**

Alphine Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Turnover**

Turnover represents net rents receivable. Turnover is accounted for in the period to which the rents relate.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.  
Fixtures and fittings - 25% on reducing balance

**Investment property**

Investment property is not depreciated but is revalued annually at its fair value, in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Deferred tax**

Provision is made at current rates for taxation deferred in respect of all material timing differences, including provisions made for potential tax arising on assets which have been revalued.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2016 - 2) .

**4. TANGIBLE FIXED ASSETS**

**COST**

At 1 November 2016  
and 31 October 2017

**DEPRECIATION**

At 1 November 2016  
Charge for year  
At 31 October 2017

**NET BOOK VALUE**

At 31 October 2017  
At 31 October 2016

Fixtures  
and  
fittings  
£

1,164

1,009

39

1,048

116

155

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 October 2017**

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 November 2016 and 31 October 2017	<u>300,000</u>
<b>NET BOOK VALUE</b>	
At 31 October 2017	<u>300,000</u>
At 31 October 2016	<u>300,000</u>

Fair value at 31 October 2017 is represented by:

	£
Valuation in 2017	<u>300,000</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2017 £	2016 £
Cost	<u>163,606</u>	<u>163,606</u>
Aggregate depreciation	<u>(23,467)</u>	<u>(20,794)</u>

Investment property was valued on a fair value basis on 31 October 2017 by the directors .

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017 £	2016 £
Bank loans and overdrafts	5,253	4,771
Trade creditors	399	1,126
Tax	929	1,318
Other creditors	26,106	20,996
Directors' current account	<u>2,988</u>	<u>438</u>
	<u>35,675</u>	<u>28,649</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2017 £	2016 £
Bank loans - 1-2 years	5,771	5,242
Bank loans - 2-5 years	20,961	19,041
Bank loans over 5 years	<u>98,872</u>	<u>106,676</u>
	<u>125,604</u>	<u>130,959</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans over 5 years	<u>98,872</u>	<u>106,676</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 October 2017**

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	2017 £	2016 £
Bank loans	<u>130,857</u>	<u>135,730</u>

Debts are secured against the assets to which they relate.

**9. RESERVES**

	Fair value reserve £
At 1 November 2016	113,637
Deferred tax	<u>2,544</u>
At 31 October 2017	<u>116,181</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.