

**Maybrook Investments Limited**  
**Abbreviated Unaudited Accounts**  
**for the Year Ended 31 July 2016**

Pinfields Limited  
Chartered Accountants  
Meryll House  
57 Worcester Road  
Bromsgrove  
Worcestershire  
B61 7DN

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for the year ended 31 July 2016**

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**Maybrook Investments Limited**

**Company Information  
for the year ended 31 July 2016**

**DIRECTORS:**

N H Nolan  
P B O'Dowd

**SECRETARY:**

Pinfield Secretaries Limited

**REGISTERED OFFICE:**

Meryll House  
57 Worcester Road  
Bromsgrove  
Worcestershire  
B61 7DN

**REGISTERED NUMBER:**

08175829 (England and Wales)

**ACCOUNTANTS:**

Pinfields Limited  
Chartered Accountants  
Meryll House  
57 Worcester Road  
Bromsgrove  
Worcestershire  
B61 7DN

Abbreviated Balance Sheet  
31 July 2016

	Notes	2016 £	£	2015 £	£
<b>FIXED ASSETS</b>					
Tangible assets	2		213,215		164,589
Investment property	3		<u>4,555,000</u>		<u>4,555,000</u>
			4,768,215		4,719,589
<b>CURRENT ASSETS</b>					
Debtors		76,753		60,100	
Cash at bank		<u>4,529</u>		<u>27</u>	
		81,282		60,127	
<b>CREDITORS</b>					
Amounts falling due within one year	4	<u>281,732</u>		<u>274,157</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(200,450)</u>		<u>(214,030)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			4,567,765		4,505,559
<b>CREDITORS</b>					
Amounts falling due after more than one year	4		(2,411,891)		(2,415,422)
<b>PROVISIONS FOR LIABILITIES</b>			-		(24,521)
<b>NET ASSETS</b>			<u>2,155,874</u>		<u>2,065,616</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5		100		100
Revaluation reserve			2,016,388		2,016,388
Profit and loss account			<u>139,386</u>		<u>49,128</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>2,155,874</u>		<u>2,065,616</u>

The notes form part of these abbreviated accounts

**Abbreviated Balance Sheet - continued**  
**31 July 2016**

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2016 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)

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 26 April 2017 and were signed on its behalf by:

P B O'Dowd - Director

**Notes to the Abbreviated Accounts  
for the year ended 31 July 2016**

**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).

**Turnover**

Turnover represents net invoiced sales of goods, excluding value added tax.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with SSAP 19 which, unlike Schedule 4 to the Companies Act 1985, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

**Deferred tax**

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

**Hire purchase and leasing commitments**

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to the profit and loss account over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

Notes to the Abbreviated Accounts - continued  
for the year ended 31 July 2016

1. ACCOUNTING POLICIES - continued

**Going concern basis of accounting**

The accounts have been prepared on the assumption that the company is able to carry on business as a going concern, which the director considers appropriate having regard to the circumstances outlined in a note to the accounts.

2. TANGIBLE FIXED ASSETS

	Total £
<b>COST</b>	
At 1 August 2015	230,359
Additions	119,698
At 31 July 2016	<u>350,057</u>
<b>DEPRECIATION</b>	
At 1 August 2015	65,770
Charge for year	71,072
At 31 July 2016	<u>136,842</u>
<b>NET BOOK VALUE</b>	
At 31 July 2016	<u>213,215</u>
At 31 July 2015	<u>164,589</u>

3. INVESTMENT PROPERTY

	Total £
<b>COST OR VALUATION</b>	
At 1 August 2015 and 31 July 2016	<u>4,555,000</u>
<b>NET BOOK VALUE</b>	
At 31 July 2016	<u>4,555,000</u>
At 31 July 2015	<u>4,555,000</u>

4. CREDITORS

Creditors include an amount of £ 2,339,443 (2015 - £ 2,272,727 ) for which security has been given.

Notes to the Abbreviated Accounts - continued  
for the year ended 31 July 2016

4. **CREDITORS - continued**

They also include the following debts falling due in more than five years:

	2016	2015
	£	£
Repayable by instalments	<u>1,995,281</u>	<u>2,078,015</u>

5. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016	2015
			£	£
100	Ordinary	£1.00	<u>100</u>	<u>100</u>

6. **GOING CONCERN**

The company will continue to receive full support from its director. As a result the going concern basis of accounting has been adopted.

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.