

Registered number: 09891590

BRADBURY HOUSE PROPERTIES LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE PERIOD ENDED 30 APRIL 2018

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COMPANIES HOUSE

BRADBURY HOUSE PROPERTIES LIMITED
REGISTERED NUMBER: 09891590

BALANCE SHEET
AS AT 30 APRIL 2018

	Note	2018 £	2017 £
Fixed assets			
Investment property	4	20,025,951	19,937,933
Current assets			
Debtors: amounts falling due within one year	5	1	1
Creditors: amounts falling due within one year	6	(20,025,951)	(19,937,933)
Net current liabilities		(20,025,950)	(19,937,932)
Total assets less current liabilities		1	1
Net assets		1	1
Capital and reserves			
Called up share capital	7	1	1
		1	1

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

.....
Mr N Bradbury
 Director

Date: 29/01/2019

The notes on pages 2 to 3 form part of these financial statements.

BRADBURY HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 APRIL 2018

1. General information

Bradbury House Properties Limited is a private company limited by share capital and incorporated in England & Wales. The registered office and principal place of business is First Floor, Unit 1, Bromley Yard, Bromley Road, Stanton Drew, Bristol, BS39 4DE.

The principal activity of the company is that of a property holding company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

2.2 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Profit and Loss Account.

2.3 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.4 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. Auditor's remuneration

	30 April 2018 £	period ended 30 April 2017 £
Audit-related assurance services	<u>3,100</u>	<u>3,000</u>

BRADBURY HOUSE PROPERTIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 APRIL 2018**

4. Investment property

	Freehold investment property £	Long term leasehold investment property £	Total £
Valuation			
At 1 May 2017	18,900,000	1,037,933	19,937,933
Additions at cost	-	88,018	88,018
At 30 April 2018	<u>18,900,000</u>	<u>1,125,951</u>	<u>20,025,951</u>

5. Debtors

	2018 £	2017 £
Called up share capital not paid	<u>1</u>	<u>1</u>

6. Creditors: Amounts falling due within one year

	2018 £	2017 £
Amounts owed to group undertakings	<u>20,025,951</u>	<u>19,937,933</u>

7. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
1 (2017 - 1) Ordinary share of £1	<u>1</u>	<u>1</u>

8. Auditor's information

The auditor's report on the financial statements for the period ended 30 April 2018 was unqualified.

The audit report was signed on 30/01/2019 by Alexander Peal BSc (Hons) FCA DChA (Senior Statutory Auditor) on behalf of James Cowper Kreston.