

## **Unique Property Project 27 Ltd**

Companies House Registration Number SC253961.

### **Financial Statements & Accounts**

*[Small Companies (M.E.Accounts) Regulations 2013]*

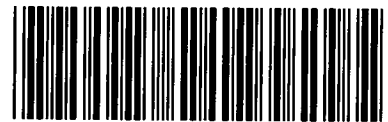
For the period:

1st September 2018

To

31st August 2019

SATURDAY



\*S9CGJMKY\*

SCT

29/08/2020

#107

COMPANIES HOUSE

Unique Property Project 27 Ltd.,  
The Old Engine House,  
Noss Head Lighthouse Station,  
Wick,  
Caithness,  
KW1 4QT.

## **Unique Property Project 27 Ltd**

Year Ending: 31st August 2019.

### **Contents**

|  |        |
|--|--------|
| Contents .....   | Page 1 |
| Company Information .....                                | Page 2 |
| Company Report .....                                     | Page 3 |
| Balance Sheet & Notes .....                              | Page 4 |
| Notes To The Financial Statements & Micro Accounts ..... | Page 5 |

*The company to which these financial statements relate, where relevant, upon the following statute:-*

#### **The Small Companies (Micro-Entities Accounts) Regulations 2013**

*Specifically rules for qualifying as a micro-entity. This requires at least two of the following conditions:-*

- 1. Turnover: Not more than £632,000.**
- 2. Balance Sheet Total: Not more than £316,000.**
- 3. Employees: Not more than 10.**

Reference A]. Statute: [www.legislation.gov.uk/ukdsi/2013/9780111105207/contents](http://www.legislation.gov.uk/ukdsi/2013/9780111105207/contents)

Reference B]. Companies House: [www.gov.uk/annual-accounts/microentities-small-and-dormant-companies](http://www.gov.uk/annual-accounts/microentities-small-and-dormant-companies)

## **Unique Property Project 27 Ltd**

Year Ending: 31st August 2019.

### **Company Information**

|                     |   |
|---------------------|---|
| Company Director:   | David Rutherford  |
| Company Secretary:  | Russell McLean  |
| Registered Office*: | Unique Property Project 27 Ltd.,<br>The Old Engine House,<br>Noss Head Lighthouse Station,<br>Wick,<br>Caithness,<br>KW1 4QT. |
| Registered Number:  | SC253961 (Scotland).  |
| Solicitors:         | Hay Cassels,<br>Solicitors & Notaries,<br>Almada Chambers,<br>95 Almada Street,<br>Hamilton,<br>ML3 0EY.                      |

#### **\* Post Balance Sheet Events**

*As a direct result of the Coronavirus pandemic, there has been a delay to filing these financial statements. The delay means the company officers have time to report the post Balance Sheet event: Change of registered office location on 4/10/2019 to: Ingledene Office, Sannox Bay Hotel, Isle of Arran, KA27 8JD.*

*On 6/9/2019 this company, registered number SC253961 changed its name FROM: Unique Property Project 27 Ltd., TO: Unique Property Project 21 Ltd. This was an internal alteration in nomenclature so as to harmonise with the sequential property renovation projects to hand and avoid any confusion amongst our subscribers.*

## **Unique Property Project 27 Ltd**

Year Ending: 31st August 2019.

### **Company Report**

Unique Property Project 27 Ltd., was originally incorporated at Companies House on 8th August 2003 as "Argyll & Anglia Ltd" and assigned the official number SC253961. On 6th September 2019 this company, re-registered its name FROM: Unique Property 27 Ltd., TO to Unique Property Project 21 Ltd., in order to harmonise with other job creating projects that the subscribers are working on. **At the materially important year-end date of this document, the official name of this company on 31st August 2019 as registered at Companies House was: Unique Property Project 27 Ltd.**

The group of subscribers who own this company, specialise in the creation of new, viable jobs. At any given time there are several active and a number of dormant companies that co-exist, independently, for various projects that members of our private equity group may choose to progress. Whilst not legally, nor corporately related, the eclectic range of companies are maintained on the Registers at Companies House, so that when the next project a unique combination of our private equity subscribers choose to study arrives, then there is a limited company ready to own the candidate building or project to be renovated, and penultimately to establish the new jobs.

Companies House have one of the best protocols for registering and operating a company that is available. Together with the long established formation agents, the *Memorandum and Articles of Association* and statutorily underwritten dynamic of shares, shareholders, company officers, annual accounts and annual returns/confirmation statements makes the Companies House system a gold standard within which to help create jobs and properly ring-fence the finances and accounts for each project.

The first limited liability company we established was registered on 25th April 1988: Argyll Ferries (Mull of Kintyre) Ltd., during February 1989. In addition to each project life-cycle, two materially important public limited companies operated between 4th July 1989 to 11th October 1990 and 9th April 1999 to 12 October 2007 and both helped with our overall evolution and job creation initiatives. The cost of operating a plc in both cases outweighed the benefit to shareholders and the red tape reduced the number of viable jobs we were able to create. But one remaining positive aspect that came from the plc experience were a group of shareholders, many of whom became friends and progressed a private equity network. Our purpose then and ever since has been: ***To renovate old buildings (and occasionally re-class ships), then mentor new businesses by re-opening...***

- > Defunct shops.
- > Closed-down hotels.
- > Empty industrial units.

To date, our 383 subscribers and members across the range of companies have renovated in excess of 52 buildings via the three main platforms in the UK and created in excess of 131 new jobs. The next year, in spite of Covid19, is scheduled to encompass a determined effort aimed at creating 23 new jobs on the mainland and 11 new jobs on the island of Arran. A total of 44 new jobs in just one year.

When a project report is progressed to the point where it may become viable and a building and related work has any relevant news posted on our central hub website:-

**[www.scotslion.co.uk](http://www.scotslion.co.uk)**

Lastly, for this report, if we can help other new businesses, please get in touch. There is a contact form on that website for anyone wishing to get reach us. Please also note, our private equity group offices in Arbroath are being designed to be over-engineered in protecting staff, clients and visitors against Covid19. Therefore you may require to utilise new technology. This will be evident at the premises and also on our various websites.

This company report is signed by:-



.....  
David Rutherford, Director. 18th August 2020.

**Unique Property Project 27 Ltd****Financial Statements****Year Ending: 31st August 2019****Year Ending  
31-8-2019****ASSETS**

|               |                            |             |
|---------------|----------------------------|-------------|
| Fixed Assets: | Development Land - Site 1  | £ 41,500.00 |
|               | Development Land - Site 2  | £ 13,550.00 |
|               | Development Land - Site 3  | £ 14,850.00 |
|               | Venture Capital Investment | £ 36,800.00 |
|               | Plant & Machinery          | £ 14,222.00 |
|               | Office Furniture           | £ 401.92    |

Total Fixed Assets: ..... £121,323.92

|                 |                    |        |
|-----------------|--------------------|--------|
| Current Assets: | Office Stationery  | £48.00 |
|                 | Printing Supplies  | £92.00 |
|                 | Royal Mail Stamps: | £96.34 |

Total Current Assets: ..... £ 236.34

£121,560.26

Cash At Hand &amp; In Bank

£ 14,363.98

**TOTAL ASSETS:****£135,924.24****LIABILITIES**

|   |             |
|---|-------------|
| Amounts Falling Due After One Year        | £107,391.46 |
| Amounts Falling Due Within One Year       | £ 27,288.12 |
| Cumulative Profit & Loss Account (Note 3) | £ 1,242.66  |

£135,922.24

Called Up Share Capital: 2 x £1 Ordinary Shares:

]

£ 2.00

**TOTAL LIABILITIES:****£135,924.24****Notes**

1(a). For the year ending 31st August 2019, this company, Unique Property Project 27 Ltd., SC253961 was entitled to exemption from audit under Section 477 of the Companies Act 2006 ("the Act") relating to small companies.

1(b). The members of this company have not required the company to obtain an audit of its accounts for this year, in accordance with Section 476 of the Act.

1(c). The director acknowledges his responsibility for complying with the requirements of the Act in respect to accounting records and preparation of accounts. These financial statements have been prepared in accordance with provisions relating to companies subject to the small companies' regime. Signed:-

  
.....  
David Rutherford, Director. 18th August 2020.

Continued overleaf:-

## **Unique Property Project 27 Ltd**

Year ending 31st August 2019

### **Notes (continued)**

2. The financial statements within this document have been prepared in harmony with the micro-entity provisions and delivered in accordance with the requirements of the Companies Act 2006 and the Small Companies (Micro-Entities) Regulations 2013.

3. The director is aware of his responsibilities in deciding whether to publish the company profit and loss account, in accordance with sections 394 and 395 of the Companies Act 2006. In terms of the Small Companies (Micro-Entities Accounts) Regulations and the Companies Act 2006 (as amended), after due consideration, the director has elected to exercise the appropriate protocol and exclude the profit and loss account from these financial statements. For the period ending 31st August 2019 the net loss for this company was a nominal £1,242.66. The subscribers are content to underwrite this and indeed a significant margin above if required, in the medium term, to create new jobs.

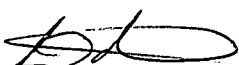
The director does not recommend a dividend payment for this period ending 31st August 2019.

4. The following responsibilities are adhered to:-

- (i) The Director acknowledges his responsibility for complying with the requirement of the Companies Act 2006 in respect of accounting records and the preparation of accounts.
- (ii) The Director reconfirms again on this second page of notes that the information contained within these accounts, present a true and fair view of the state of affairs of the company at the end of the financial year 31st August 2019.
- (iii) The financial statements within this document have been approved by the Director in accordance with the micro-entity provisions of the Small Companies (Micro-Entities) Regulations 2013 and part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements and Notes as at 31st August 2019 have been approved by the Board on 18th August 2020

These Financial Statements and Notes to the Balance Sheet and Statutory Statements are approved of and signed by:-



.....  
David Rutherford, Director. 18th August 2020.