

## **Unique Property Project 21 Ltd**

### **Financial Statements & Accounts**

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

For the period

1st September 2019

To

31st August 2020



Unique Property Project 21 Ltd.,  
Ingledene Office,  
Sannox Bay Hotel,  
Sannox,  
Isle of Arran,  
KA27 8JD

## **Unique Property Project 21 Ltd**

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*The company to which these financial statements relate, relies, 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. Number of Employees: Not more than 10.**

Reference A] Statute: [www.tinyurl.com/M-Company-10-Law](http://www.tinyurl.com/M-Company-10-Law)

Reference B] Companies House: [www.tinyurl.com/M-Company-10](http://www.tinyurl.com/M-Company-10)

**Unique Property Project 21 Ltd**

**Company Information**

Company Director:	David Rutherford
Company Director:	Russell Calum McLean
Company Secretary:	Russell Calum McLean
Registered Office:	Unique Property Agencies Ltd., Ingledene Office, Sannox Bay Hotel, Sannox, Isle of Arran, KA27 8JD
Registered Number:	SC253961 (Scotland)
Solicitors:	Hay Cassels, Solicitors & Notaries Public, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

## **Unique Property Project 21 Ltd**

### **Company Report**

Unique Property Project 21 Ltd., was incorporated at Companies House on 8th August 2003 as “Argyll & Anglia Ltd” and assigned the official number: SC253961. The name of this company has been changed during its lifespan to reflect various projects being considered that meet the criteria of the subscribers. Primarily to create jobs. The most recent name change occurred on 6th September 2019 to “Unique Property Project 21 Ltd” as part of an exciting project which, if/when it comes to fruition will see the creation of between 7 and 12 new jobs, plus open a new village shop and post office.

#### **Thereby reversing a trend of town and rural shop closures, and loss of local amenity.**

The group of subscribers who own this company, specialise in the creation of new and viable jobs. At any given time, there are several active and a number of dormant companies that coexist, independently and with various combinations of owners who favour one style of project over another genre. All are independent of each other and not corporately related. It is this flexibility that helps coalesce various members from within our circle of High-Net-Worth and Sophisticated Investor class of friends and colleagues that makes various job-creating initiatives possible.

Companies House in the UK., have one of the best protocols for registering and operating a company that is available. The Registrar’s website is excellent and provides real-time information on matters such as company ownership and director details. Crucially it illustrates whether any company has a mortgage registered on its buildings and/or assets. **As a general policy held by the subscribers, we ban all mortgages.** This is following the disgraceful 2007 banking crisis that saw some banks rush to save their own skins and high paid jobs, by putting their customers’ perfectly good companies into bankruptcy. The banks would then dispose of the closed businesses assets to enrich themselves, their banking network and their highly paid executives. Had we not seen the reports and peer-reviewed evidence with our own eyes we would have struggled to believe this could be allowed by the UK banking regulators. The shameful details can be studied at a start point from this website: <https://www.buzzfeed.com/heidiblake/dash-for-cash>

**By eliminating bank borrowing and maintaining a 100% equity approach, our group of friends have managed to create in excess of 138 new jobs over the past 18 years. The latest project to which this company relates is number 21 in this particular series: hence the number in the company name.**

If you think we may be able to help you bring new life to the High Street or rural properties, please feel free to get in touch. Of special interest is renovating and buildings and mentoring newstart businesses that help create jobs from...

- > **Defunct Shops**
- > **Closed-down hotels**
- > **Empty industrial units.**

The financial statements and balance sheet are attached to this report.

This company report and the attached financial statements for year ending 31st August 2020 herein were approved by the Board of Unique Property Project 21 Ltd., on 18th May 2021 and signed on its behalf by:-



.....  
Russell McLean, Director, 18th May 2021.

**Unique Property Project 21 Ltd****Financial Statements****Balance Sheet As At 31st August 2020****Year Ending**  
**31-8-2020****ASSETS**

Fixed Assets:	Development Land - Site 21	]	£296,000.00	
	& Binding Financial Instruments	]		
	Residual Plant & Machinery:		£ 1,826.48	
	Office Furniture:		£ 642.88	
			-----	
Total Fixed Assets .....				£298,469.36
Current Assets:	Planning/Architect At Cost:		£ 2,878.94	
	Office Stationery:		£ 31.62	
	Printing Supplies:		£ 86.24	
	Royal Mail Stamps		£ 41.84	
			-----	
Total Current Assets .....				£ 3,038.64
<b>TOTAL ASSETS.....</b>				<b><u>£301,508.00</u></b>

**LIABILITIES**

Amounts Falling Due After One Year (CBC):		£293,040.00	
Amounts Falling Within One Year:		£ 4,265.34	
Cumulative Profit & Loss Account:		£ 1,242.66	£298,548.00
		-----	
Called Up Share Capital	}		
2,960 x £1.00 Ordinary Shares	}		£ 2,960.00
<b>TOTAL LIABILITIES .....</b>			<b><u>£301,508.00</u></b>

**Notes:**

(1a). For the year ending 31st August 2020, this company, Unique Property Project 21 Ltd., SC253961 was entitled to exemption from audit under section 477 of the Companies Act 2006 ("the Act") relating to small companies.

(1b). 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. The directors acknowledge their responsibilities for complying with the requirements of the Act in respect to accounting records and the preparation of financial statements.

(1c). The directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These financial statements have been prepared in accordance with the provisions relating to companies subject to the small companies' regime.



.....  
Russell McLean, Director, 18th May 2021.

*continued overleaf:-*

## **Unique Property Project 21 Ltd**

### **Financial Statements**

*Notes (continued).....*

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

(3). The directors are aware of their responsibilities to prepare a 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 2013 and the Companies Act 2006 (as amended), after due consideration, the directors have elected to exercise their ability and the appropriate protocol to exclude the profit and loss account from these financial statements.

**The directors do not recommend a dividend payment for this financial year.**

(4). The following responsibilities are adhered to:-

- (i) The Directors acknowledges their responsibilities for complying with the requirements of the Companies Act 2006 in respect to accounting records and the preparation of accounts and financial statements.
- (ii) The Directors confirms that the information contained within these financial statements and accounts present a true and fair view of the state of affairs of this company at the end of the financial year: 31st August 2020.
- (iii) The financial statements within this document have been approved by the Directors in accordance with the micro-entity provisions of the Small Companies (Micro-Entities Accounts) Regulations 2013 and Part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements for the year-ending 31st August 2020 have been approved by the Board on 18th May 2021.

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



.....  
Russell McLean, Director, 18th May 2021.

THE HISTORY OF THE

REIGN OF

CHARLES

THE SECOND

BY

JOHN

WILKINS

OF

THE

UNIVERSITY OF

OXFORD

IN

THE

YEAR