

Company Registration No. 06391022 (England and Wales)

NOVED INVESTMENT ONE LIMITED
UNAUDITED ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015

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NOVED INVESTMENT ONE LIMITED

CONTENTS

	Page
Abbreviated balance sheet	1 - 2
Notes to the abbreviated accounts	3 - 4

NOVED INVESTMENT ONE LIMITED

ABBREVIATED BALANCE SHEET

AS AT 31 DECEMBER 2015

	Notes	2015 £	£	2014 £	£
Fixed assets					
Tangible assets	2	29,444,767		24,683,014	
Current assets					
Debtors		2,497,125		4,726,905	
Cash at bank and in hand		276,195		91,176	
		<u>2,773,320</u>		<u>4,818,081</u>	
Creditors: amounts falling due within one year		<u>(342,818)</u>		<u>(658,093)</u>	
Net current assets		<u>2,430,502</u>		<u>4,159,988</u>	
Total assets less current liabilities		<u>31,875,269</u>		<u>28,843,002</u>	
Creditors: amounts falling due after more than one year		(16,391,853)		(18,365,113)	
Provisions for liabilities		<u>(35,000)</u>		<u>(130,000)</u>	
		<u>15,448,416</u>		<u>10,347,889</u>	
Capital and reserves					
Called up share capital	3	10,001,151		10,001,151	
Revaluation reserve		5,582,413		-	
Profit and loss account		(135,148)		346,738	
Shareholders' funds		<u>15,448,416</u>		<u>10,347,889</u>	

NOVED INVESTMENT ONE LIMITED

ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2015

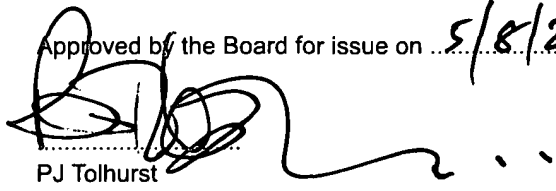
For the financial year ended 31 December 2015 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 5/8/2016



PJ Tolhurst
Director

Company Registration No. 06391022

NOVED INVESTMENT ONE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Turnover

Turnover represents property rental income receivable.

1.3 Tangible fixed assets and depreciation

Fixtures, fittings & equipment Straight line over 3 years

Investment properties are included in the balance sheet at their open market value. Depreciation is not provided on the freehold investment property.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.4 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is more likely than not that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

NOVED INVESTMENT ONE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 January 2015	24,683,014
Additions	251,723
Revaluation	5,582,413
Disposals	(350,000)
At 31 December 2015	<u>30,167,150</u>
Depreciation	
At 1 January 2015	-
Charge for the year	722,383
At 31 December 2015	<u>722,383</u>
Net book value	
At 31 December 2015	<u><u>29,444,767</u></u>
At 31 December 2014	<u><u>24,683,014</u></u>

3 Share capital

	2015 £	2014 £
Allotted, called up and fully paid		
10,001,151 Ordinary shares of £1 each	<u>10,001,151</u>	<u>10,001,151</u>