

CHELTER PROPERTIES LIMITED
ABBREVIATED UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2016

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for the Year Ended 30 November 2016

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CHELTER PROPERTIES LIMITED

COMPANY INFORMATION

for the Year Ended 30 November 2016

DIRECTOR: D S Gardener

SECRETARY: Mrs R M French

REGISTERED OFFICE: 22 Union Street
Newton Abbot
Devon
TQ12 2JS

REGISTERED NUMBER: 02767933 (England and Wales)

ACCOUNTANTS: Barretts
Chartered Accountants &
Chartered Tax Advisers
22 Union Street
Newton Abbot
Devon
TQ12 2JS

ABBREVIATED BALANCE SHEET

30 November 2016

	Notes	2016		2015	
		£	£	£	£
FIXED ASSETS					
Tangible assets	2		2,521		2,966
Investments	3		652,766		-
Investment property	4		560,322		389,043
			<u>1,215,609</u>		<u>392,009</u>
CURRENT ASSETS					
Debtors		74,535		1,004,592	
Cash at bank		<u>163,854</u>		<u>36,740</u>	
		238,389		1,041,332	
CREDITORS					
Amounts falling due within one year		<u>18,930</u>		<u>21,800</u>	
NET CURRENT ASSETS			<u>219,459</u>		<u>1,019,532</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,435,068</u>		<u>1,411,541</u>
CAPITAL AND RESERVES					
Called up share capital	5		150,000		150,000
Profit and loss account			<u>1,285,068</u>		<u>1,261,541</u>
SHAREHOLDERS' FUNDS			<u>1,435,068</u>		<u>1,411,541</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 director on 14 August 2017 and were signed by:

D S Gardener - Director

NOTES TO THE ABBREVIATED ACCOUNTS
for the Year Ended 30 November 2016

1. **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents rents receivable, 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.

Plant and machinery etc - 15% on reducing balance

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

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

2. **TANGIBLE FIXED ASSETS**

	Total £
COST	
At 1 December 2015 and 30 November 2016	<u>16,276</u>
DEPRECIATION	
At 1 December 2015	13,310
Charge for year	445
At 30 November 2016	<u>13,755</u>
NET BOOK VALUE	
At 30 November 2016	<u>2,521</u>
At 30 November 2015	<u>2,966</u>

NOTES TO THE ABBREVIATED ACCOUNTS - continued
for the Year Ended 30 November 2016

3. **FIXED ASSET INVESTMENTS**

	Investments other than loans £
COST	
Additions	673,766
Disposals	<u>(21,000)</u>
At 30 November 2016	<u>652,766</u>
NET BOOK VALUE	
At 30 November 2016	<u>652,766</u>

4. **INVESTMENT PROPERTY**

	Total £
COST	
At 1 December 2015	389,043
Additions	<u>171,279</u>
At 30 November 2016	<u>560,322</u>
NET BOOK VALUE	
At 30 November 2016	<u>560,322</u>
At 30 November 2015	<u>389,043</u>

5. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			2016	2015
Number:	Class:	Nominal value:	£	£
150,000	Ordinary	£1	<u>150,000</u>	<u>150,000</u>

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.