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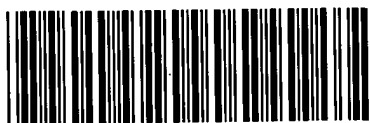
Company Registration No. 03864299 (England and Wales)



CREATIVITY ENTHUSIASM ENERGY VISION

UXBRIDGE PROPERTIES LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
PAGES FOR FILING WITH REGISTRAR

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UXBRIDGE PROPERTIES LTD

COMPANY INFORMATION

Director	A L Cohen
Secretary	I Williamson
Company number	03864299
Registered office	Wood Hall Farm Office Woodhall Lane Shenley Hertfordshire WD7 9AA United Kingdom
Accountants	HW Fisher & Company Acre House 11-15 William Road London NW1 3ER United Kingdom

UXBRIDGE PROPERTIES LTD

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UXBRIDGE PROPERTIES LTD

BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016 £	£	2015 £	£
Current assets					
Debtors	2	4,803,801		4,579,064	
Cash at bank and in hand		30,228		35,135	
		<u>4,834,029</u>		<u>4,614,199</u>	
Creditors: amounts falling due within one year	3	<u>(88,167)</u>		<u>(117,802)</u>	
Net current assets			4,745,862		4,496,397
Creditors: amounts falling due after more than one year	4		-		(28,152)
Net assets			<u>4,745,862</u>		<u>4,468,245</u>
Capital and reserves					
Called up share capital	5		1		1
Profit and loss reserves			<u>4,745,861</u>		<u>4,468,244</u>
Total equity			<u>4,745,862</u>		<u>4,468,245</u>

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Director's 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 director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

The financial statements were approved and signed by the director and authorised for issue on 14/7/2017


A L Cohen
Director

Company Registration No. 03864299

UXBRIDGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Uxbridge Properties Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Wood Hall Farm Office, Woodhall Lane, Shenley, Hertfordshire, WD7 9AA, United Kingdom.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

UXBRIDGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.6 Interest on loans

Interest is recognised in the profit and loss account in the period in which it is incurred.

1.7 Loan arrangement fees receivable

Loan arrangement fees receivable are initially recognised on the balance sheet and released to the profit or loss account over the duration of the loan.

UXBRIDGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

2 Debtors	2016	2015
	£	£
Amounts falling due within one year:		
Other debtors	4,803,801	-
	<u> </u>	<u> </u>
Amounts falling due after one year:		
Other debtors	-	4,579,064
	<u> </u>	<u> </u>
Total debtors	4,803,801	4,579,064
	<u> </u>	<u> </u>
3 Creditors: amounts falling due within one year	2016	2015
	£	£
Other creditors	83,367	83,416
Accruals and deferred income	4,800	34,386
	<u> </u>	<u> </u>
	88,167	117,802
	<u> </u>	<u> </u>
4 Creditors: amounts falling due after more than one year	2016	2015
	£	£
Other creditors	-	28,152
	<u> </u>	<u> </u>
5 Called up share capital	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid		
1 Ordinary shares of £1 each	1	1
	<u> </u>	<u> </u>

UXBRIDGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

6 Related party transactions

At the year end, £83,341 (2015: £83,341) was owed to a director of the company.

At the year end, £4,832,006 (2015: £4,579,064) was due from a company under common control.

At the year end, £nil (2015: £75) was due to a company under common control.

During the year, the company had interest receivable of £252,942 (2015: £243,424) from a company under common control.