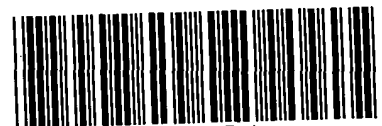


COMPANY REGISTRATION NUMBER 1105302

AVIARY INVESTMENT HOLDINGS LIMITED
UNAUDITED ABBREVIATED ACCOUNTS
31 MAY 2015

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COMPANIES HOUSE

AVIARY INVESTMENT HOLDINGS LIMITED

ABBREVIATED ACCOUNTS

YEAR ENDED 31 MAY 2015

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Notes to the abbreviated accounts	3

AVIARY INVESTMENT HOLDINGS LIMITED

ABBREVIATED BALANCE SHEET

31 MAY 2015

	Note	2015 £	2014 £
FIXED ASSETS	2		
Tangible assets		7,298,749	7,298,749
Investments		97,543	97,543
		<u>7,396,292</u>	<u>7,396,292</u>
CURRENT ASSETS			
Debtors		254,575	134,425
Cash at bank and in hand		107,230	113,174
		<u>361,805</u>	<u>247,599</u>
CREDITORS: Amounts falling due within one year		<u>(3,379,775)</u>	<u>(3,086,473)</u>
NET CURRENT LIABILITIES		<u>(3,017,970)</u>	<u>(2,838,874)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>4,378,322</u>	<u>4,557,418</u>
CREDITORS: Amounts falling due after more than one year		<u>(1,246,971)</u>	<u>(1,448,512)</u>
		<u>3,131,351</u>	<u>3,108,906</u>
CAPITAL AND RESERVES			
Called-up equity share capital	3	18,760	18,760
Other reserves		4,690	4,690
Profit and loss account		3,107,901	3,085,456
SHAREHOLDERS' FUNDS		<u>3,131,351</u>	<u>3,108,906</u>

For the year ended 31 May 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 accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These abbreviated accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

The Balance sheet continues on the following page.

The notes on pages 3 to 4 form part of these abbreviated accounts.

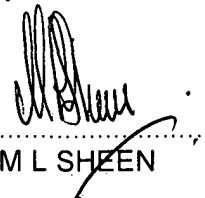
AVIARY INVESTMENT HOLDINGS LIMITED

ABBREVIATED BALANCE SHEET *(continued)*

31 MAY 2015

These abbreviated accounts were approved by the directors and authorised for issue on 11 October 2015, and are signed on their behalf by:


P J SHEEN


M L SHEEN

Company Registration Number: 1105302

The notes on pages 3 to 4 form part of these abbreviated accounts.

AVIARY INVESTMENT HOLDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 MAY 2015

1. ACCOUNTING POLICIES

Basis of accounting

The accounts have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Consolidation

In the opinion of the directors, the company and its subsidiary undertakings comprise a small group. The company has therefore taken advantage of the exemption provided by Section 398 of the Companies Act 2006 not to prepare group accounts.

Turnover

Turnover is comprised of rental income arising in Great Britain, which is credited to the profit and loss account on an accruals basis.

Fixed assets

All fixed assets are initially recorded at cost.

Investment property and ground rents are valued at cost. This policy does not comply with SSAP 19, which states that investment property should be included in the balance sheet at open market value.

In the opinion of the directors, the revaluation of investment property and ground rents would be of no benefit to the members.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings - 25% reducing balance

Financial instruments

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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

AVIARY INVESTMENT HOLDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 MAY 2015

2. FIXED ASSETS

	Tangible Assets £	Investments £	Total £
COST			
At 1 June 2014 and 31 May 2015	<u>7,360,624</u>	<u>97,543</u>	<u>7,458,167</u>
DEPRECIATION			
At 1 June 2014	<u>61,875</u>	<u>—</u>	<u>61,875</u>
At 31 May 2015	<u>61,875</u>	<u>—</u>	<u>61,875</u>
NET BOOK VALUE			
At 31 May 2015	<u>7,298,749</u>	<u>97,543</u>	<u>7,396,292</u>
At 31 May 2014	<u>7,298,749</u>	<u>97,543</u>	<u>7,396,292</u>

The principal activity of Peacock Homes Limited is that of property investment and development.

The principal activity of Arthur Wait Limited is that of general building and property development.

3. SHARE CAPITAL

Allotted, called up and fully paid:

	2015		2014	
	No	£	No	£
Ordinary shares of £1 each	<u>18,760</u>	<u>18,760</u>	<u>18,760</u>	<u>18,760</u>