

REGISTERED NUMBER: 02291377 (England and Wales)

3D Property Investments Limited
Financial Statements for the Year Ended 29 September 2017



Haines Watts Wales LLP, Statutory Auditors
7 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

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for the Year Ended 29 September 2017**

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3D Property Investments Limited
Company Information
for the Year Ended 29 September 2017

Director: M Donovan

Registered office: 2 Cliffside
PENARTH
CF64 5RG

Registered number: 02291377 (England and Wales)

Auditors: Haines Watts Wales LLP, Statutory Auditors
7 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

Bankers: Allied Irish Bank (GB)
Banking Support Services
PO Box 123
92 Ann Street
Belfast
BT1 3AY

3D Property Investments Limited (Registered number: 02291377)

**Balance Sheet
29 September 2017**

	Notes	2017 £	2016 £
Fixed assets			
Investments	3	1,256,870	1,256,870
Investment property	4	1,712,826	6,645,000
		<u>2,969,696</u>	<u>7,901,870</u>
Current assets			
Debtors	5	1,103,115	866,119
Investments	6	2,799,923	7,079
Cash at bank		392,577	110
		<u>4,295,615</u>	<u>873,308</u>
Creditors			
Amounts falling due within one year	7	(3,426,083)	(3,406,388)
Net current assets/(liabilities)		<u>869,532</u>	<u>(2,533,080)</u>
Total assets less current liabilities		<u>3,839,228</u>	<u>5,368,790</u>
Provisions for liabilities		<u>(585,260)</u>	<u>(578,878)</u>
Net assets		<u><u>3,253,968</u></u>	<u><u>4,789,912</u></u>
Capital and reserves			
Called up share capital		1,972,060	1,972,060
Share premium		1,000,000	1,000,000
Retained earnings		281,908	1,817,852
Shareholders' funds		<u><u>3,253,968</u></u>	<u><u>4,789,912</u></u>

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director on 24 June 2018 and were signed by:



.....
M Donovan - Director

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 29 September 2017**

1. Statutory information

3D Property Investments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. Accounting policies

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Preparation of consolidated financial statements

The financial statements contain information about 3D Property Investments Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Turnover

Turnover relates to rental income received from investment properties net of value added tax.

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Notes to the Financial Statements - continued
for the Year Ended 29 September 2017

3. Fixed asset investments	Shares in group undertakings £	
Cost		
At 30 September 2016 and 29 September 2017	1,256,870	
Net book value		
At 29 September 2017	1,256,870	
At 29 September 2016	1,256,870	
4. Investment property	Total £	
Fair value		
At 30 September 2016	6,645,000	
Additions	927,826	
Disposals	(5,860,000)	
At 29 September 2017	1,712,826	
Net book value		
At 29 September 2017	1,712,826	
At 29 September 2016	6,645,000	
5. Debtors: amounts falling due within one year	2017	2016
	£	£
Trade debtors	62,380	32,922
Amounts owed by group undertakings	-	705,490
Other debtors	1,040,735	127,707
	1,103,115	866,119
6. Current asset investments	2017	2016
	£	£
Listed investments	2,799,923	7,079
7. Creditors: amounts falling due within one year	2017	2016
	£	£
Bank loans and overdrafts	-	1,525,303
Trade creditors	85,619	6,600
Amounts owed to group undertakings	2,699,052	1,216,252
Taxation and social security	434,802	9,165
Other creditors	206,610	649,068
	3,426,083	3,406,388

**Notes to the Financial Statements - continued
for the Year Ended 29 September 2017**

8. Disclosure under Section 444(5B) of the Companies Act 2006

The Report of the Auditors was unqualified.

Stephen Lucey (Senior Statutory Auditor)
for and on behalf of Haines Watts Wales LLP, Statutory Auditors

9. Director's advances, credits and guarantees

The following advances and credits to a director subsisted during the years ended 29 September 2017 and 29 September 2016:

	2017 £	2016 £
M Donovan		
Balance outstanding at start of year	(124,957)	(851,150)
Amounts advanced	(1,265,809)	(128,957)
Amounts repaid	580,100	855,150
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(810,666)</u>	<u>(124,957)</u>

10. Related party disclosures

At the balance sheet date, amounts owed by companies under common control, was £124,813.

At the balance sheet date, amounts owed to companies under common control, was £40,556.

11. Ultimate controlling party

The ultimate controlling party is M Donovan.