

REGISTERED NUMBER: 02291377 (England and Wales)

**3D Property Investments Limited**

**Financial Statements for the Year Ended 29th September 2018**

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



**3D Property Investments Limited**  
**Company Information**  
**for the Year Ended 29 September 2018**

**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


**Balance Sheet**  
**29 September 2018**

	Notes	2018 £	2017 £
<b>Fixed assets</b>			
Investments	4	1,256,786	1,256,870
Investment property	5	1,837,077	1,712,826
		<u>3,093,863</u>	<u>2,969,696</u>
<b>Current assets</b>			
Debtors	6	948,599	1,103,115
Investments	7	1,532,532	2,799,923
Cash at bank		188,367	392,577
		<u>2,669,498</u>	<u>4,295,615</u>
<b>Creditors</b>			
Amounts falling due within one year	8	(1,234,245)	(3,426,083)
<b>Net current assets</b>		<u>1,435,253</u>	<u>869,532</u>
<b>Total assets less current liabilities</b>		<u>4,529,116</u>	<u>3,839,228</u>
<b>Provisions for liabilities</b>		<u>(322,613)</u>	<u>(585,260)</u>
<b>Net assets</b>		<u><u>4,206,503</u></u>	<u><u>3,253,968</u></u>
<b>Capital and reserves</b>			
Called up share capital	9	1,972,060	1,972,060
Share premium	10	1,000,000	1,000,000
Retained earnings	10	1,234,443	281,908
<b>Shareholders' funds</b>		<u><u>4,206,503</u></u>	<u><u>3,253,968</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 25 Nov 2019 and were signed by:

  
 .....  
 M Donovan - Director

## **3D Property Investments Limited**

### **Notes to the Financial Statements for the Year Ended 29th September 2018**

#### **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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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 is exempt under Section 399(2A) of the Companies Act 2006 from the requirements 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.

##### **Current asset investments**

Current asset investments are held at market value.

##### **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.

##### **Transfers after the year end**

The company is currently in the process of receiving assets from its subsidiary. From this date the investment value will be reviewed and considered for impairment.

#### **3. Employees and directors**

The average number of employees during the year was NIL (2017 - NIL).

# 3D Property Investments Limited

## Notes to the Financial Statements - continued for the Year Ended 29th September 2018

### 4. Fixed asset investments

	Shares in group undertakings £
<b>Cost</b>	
At 30th September 2017	1,256,870
Disposals	(84)
	<hr/>
At 29th September 2018	1,256,786
	<hr/>
<b>Net book value</b>	
At 29th September 2018	1,256,786
	<hr/>
At 29th September 2017	1,256,870
	<hr/>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

**Western Welding Holdings Limited**  
Registered office: United Kingdom  
Nature of business: Holding Company

	% holding	2018 £	2017 £
Class of shares:			
Ordinary	100.00		
Aggregate capital and reserves		1,035,707	1,031,121
Profit for the year		4,586	1,806
		<hr/>	<hr/>

### 5. Investment property

	Total £
<b>Fair value</b>	
At 30th September 2017	1,712,824
Additions	824,253
Disposals	(700,000)
	<hr/>
At 29th September 2018	1,837,077
	<hr/>
<b>Net book value</b>	
At 29th September 2018	1,837,077
	<hr/>
At 29th September 2017	1,712,824
	<hr/>

### 6. Debtors: amounts falling due within one year

	2018 £	2017 £
Trade debtors	24,899	62,380
Other debtors	703,819	205,219
Directors' current accounts	206,858	810,666
VAT	-	7,537
Prepayments and accrued income	13,023	17,313
	<hr/>	<hr/>
	948,599	1,103,115
	<hr/>	<hr/>

### 7. Current asset investments

	2018 £	2017 £
Listed investments	1,532,532	2,799,923
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# 3D Property Investments Limited

## Notes to the Financial Statements - continued for the Year Ended 29th September 2018

### 8. Creditors: amounts falling due within one year

	2018 £	2017 £
Trade creditors	15,037	85,619
Amounts owed to group undertakings	988,956	2,699,052
Tax	-	434,802
VAT	3,966	-
Other creditors	40,485	40,556
Preference share dividend	155,400	137,900
Accruals and deferred income	30,401	28,154
	<u>1,234,245</u>	<u>3,426,083</u>

### 9. Called up share capital

Allotted, issued and fully paid:			2018	2017
Number:	Class:	Nominal value:	£	£
2,060	Ordinary	1	2,060	2,060
1,970,000	7% cumulative preference shares	1	1,970,000	1,970,000
			<u>1,972,060</u>	<u>1,972,060</u>

### 10. Reserves

	Retained earnings £	Share premium £	Totals £
At 30th September 2017	281,908	1,000,000	1,281,908
Profit for the year	1,352,535		1,352,535
Dividends	(400,000)		(400,000)
At 29th September 2018	<u>1,234,443</u>	<u>1,000,000</u>	<u>2,234,443</u>

### 11. 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

### 12. Director's advances, credits and guarantees

The following advances and credits to a director subsisted during the years ended 29th September 2018 and 29th September 2017:

	2018 £	2017 £
<b>M Donovan</b>		
Balance outstanding at start of year	(810,666)	(124,957)
Amounts advanced	(290,992)	(1,265,809)
Amounts repaid	894,800	580,100
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(206,858)</u>	<u>(810,666)</u>

**Notes to the Financial Statements - continued  
for the Year Ended 29th September 2018**

**12. Director's advances, credits and guarantees - continued**

During the year, the company sold an investment property to the director totalling £675,000.

During the year, the company purchased an investment property from the director totalling £384,841.

**13. Related party disclosures**

At the balance sheet date, amounts owed by companies under common control, was £623,850 (2017: £124,813).

At the balance sheet date, amounts owed to companies under common control, was £40,485 (2017: £40,556).

**14. Ultimate controlling party**

The ultimate controlling party is M Donovan.