

Company Registration No. 03529147 (England and Wales)

FINEGRANGE INVESTMENTS LIMITED
UNAUDITED ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2016

FINEGRANGE INVESTMENTS LIMITED

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FINEGRANGE INVESTMENTS LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF FINEGRANGE INVESTMENTS LIMITED FOR THE YEAR ENDED 28 FEBRUARY 2016

The following reproduces the text of the Accountants' Report prepared in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated financial statements set out on pages 2 to 5 have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Finegrange Investments Limited for the year ended 28 February 2016 set out on pages 3 to 9 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the Board of Directors of Finegrange Investments Limited, as a body, in accordance with the terms of our engagement letter dated 1 August 2011. Our work has been undertaken solely to prepare for your approval the financial statements of Finegrange Investments Limited and state those matters that we have agreed to state to the Board of Directors of Finegrange Investments Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Finegrange Investments Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Finegrange Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Finegrange Investments Limited. You consider that Finegrange Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Finegrange Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Gerald Edelman

15 November 2016

Chartered Accountants

73 Cornhill
London
EC3V 3QQ

FINEGRANGE INVESTMENTS LIMITED

ABBREVIATED BALANCE SHEET

AS AT 28 FEBRUARY 2016

		2016		2015	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	2		3,891,345		4,500,000
Investments	2		55,385		65,376
			<u>3,946,730</u>		<u>4,565,376</u>
Current assets					
Debtors		10,688		188	
Cash at bank and in hand		912,324		297,537	
		<u>923,012</u>		<u>297,725</u>	
Creditors: amounts falling due within one year		<u>(862,303)</u>		<u>(848,723)</u>	
Net current assets/(liabilities)			<u>60,709</u>		<u>(550,998)</u>
Total assets less current liabilities			<u>4,007,439</u>		<u>4,014,378</u>
Creditors: amounts falling due after more than one year			<u>(326,967)</u>		<u>(375,067)</u>
			<u>3,680,472</u>		<u>3,639,311</u>
Capital and reserves					
Called up share capital	3		100		100
Revaluation reserve			3,499,712		3,608,366
Profit and loss account			180,660		30,845
Shareholders' funds			<u>3,680,472</u>		<u>3,639,311</u>

FINEGRANGE INVESTMENTS LIMITED

ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 28 FEBRUARY 2016

For the financial year ended 28 February 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

Approved by the Board for issue on 15 November 2016

Mr J W Raw

Director

Company Registration No. 03529147

FINEGRANGE INVESTMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 28 FEBRUARY 2016

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents rent receivable from investment property. Income is recognised when monthly and quarterly rent demand is issued to tenants. These are recorded on accrual basis.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Investment Property	market value
Land and buildings Leasehold	market value
Fixtures, fittings & equipment	25% Reducing balance

The part of the annual depreciation charge on revalued assets which relates to the revaluation surplus is transferred from the revaluation reserve to the profit and loss account.

1.5 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

2 Fixed assets

	Tangible assets	Investments	Total
	£	£	£
Cost or valuation			
At 1 March 2015	4,509,414	65,376	4,574,790
Revaluation	(108,654)	-	(108,654)
Disposals	(500,001)	(9,991)	(509,992)
	<u>3,900,759</u>	<u>55,385</u>	<u>3,956,144</u>
At 28 February 2016			
	<u>3,900,759</u>	<u>55,385</u>	<u>3,956,144</u>
Depreciation			
At 1 March 2015 & at 28 February 2016	9,414	-	9,414
	<u>9,414</u>	<u>-</u>	<u>9,414</u>
Net book value			
At 28 February 2016	3,891,345	55,385	3,946,730
	<u>3,891,345</u>	<u>55,385</u>	<u>3,946,730</u>
At 28 February 2015	4,500,000	65,376	4,565,376
	<u>4,500,000</u>	<u>65,376</u>	<u>4,565,376</u>

FINEGRANGE INVESTMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2016

3	Share capital	2016	2015
		£	£
	Allotted, called up and fully paid		
	100 Ordinary shares of £1 each	100	100
		<u> </u>	<u> </u>

4 Ultimate parent company

The ultimate parent company is Raw Properties Limited, a company registered in England and Wales. Raw Properties Limited is controlled by Mr J W Raw who is a director of this company.

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.