REGISTERED NUMBER: SC260180 (Scotland)

Unaudited Financial Statements

for the Year Ended 31 December 2017

for

A & J Investments (Scotland) Ltd.

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for the Year Ended 31 December 2017

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A & J Investments (Scotland) Ltd.

Company Information
for the Year Ended 31 December 2017

DIRECTORS:	A Gardiner Mrs J M Gardiner
SECRETARY:	Mrs J M Gardiner
REGISTERED OFFICE:	Ruach Inverugie Peterhead Aberdeenshire AB42 3DE
REGISTERED NUMBER:	SC260180 (Scotland)
ACCOUNTANTS:	SBP Accountants Glebefield House 21 Links Terrace Peterhead Aberdeenshire AB42 2XA

Balance Sheet
31 December 2017

	Notes	31.12.17 £	31.12.17 £	31.12.16 £	31.12.16 £
FIXED ASSETS					
Tangible assets	4		**6,145**		7,906
Investment property	5		**5,329,248**		5,512,441
			5,335,393		5,520,347
CURRENT ASSETS					
Debtors	6	**33,452**		29,927	
Cash at bank		**56,103**		106,708	
		89,555		136,635	
CREDITORS					
Amounts falling due within one year	7	**191,628**		143,981	
NET CURRENT LIABILITIES			**(102,073)**		(7,346)
TOTAL ASSETS LESS CURRENT LIABILITIES			**5,233,320**		5,513,001
CREDITORS					
Amounts falling due after more than one year	8		**(2,282,937)**		(2,501,653)
PROVISIONS FOR LIABILITIES			**(404,747)**		(441,157)
NET ASSETS			**2,545,636**		2,570,191
CAPITAL AND RESERVES					
Called up share capital			**2**		2
Fair Value Reserve	10		**1,509,096**		1,569,827
Retained earnings			**1,036,538**		1,000,362
SHAREHOLDERS' FUNDS			**2,545,636**		2,570,191

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 December 2017

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors on 16 April 2018 and were signed on its behalf by:

A Gardiner - Director

1. STATUTORY INFORMATION

A & J Investments (Scotland) Ltd. is a private company, limited by shares , registered in Scotland. 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.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on reducing balance
Computer equipment	- 33% on 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.

Debtors and creditors receivable /payable within one year
Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative costs.

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.

Hire purchase and leasing commitments
Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

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3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2016 - 2) .

4. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2017	2,669	45,222	13,452	61,343
Additions	97	-	-	97
At 31 December 2017	2,766	45,222	13,452	61,440
DEPRECIATION				
At 1 January 2017	1,962	38,888	12,587	53,437
Charge for year	161	1,267	430	1,858
At 31 December 2017	2,123	40,155	13,017	55,295
NET BOOK VALUE				
At 31 December 2017	643	5,067	435	6,145
At 31 December 2016	707	6,334	865	7,906

Tangible fixed assets are included at cost less depreciation and impairment. The residual value is reassessed at the end of each accounting period.

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2017	5,512,441
Additions	190,617
Disposals	(373,810)
At 31 December 2017	5,329,248
NET BOOK VALUE	
At 31 December 2017	5,329,248
At 31 December 2016	5,512,441

Investment property is included at fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

The investment properties were valued at fair value on 31 December 2017 by the company directors. Gains are recognised in the statement of income and retained earnings. Deferred taxation is provided on these gains at the rate expected to apply when the properties are sold.

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6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.17	31.12.16
	£	£
Trade debtors	3,200	-
Other debtors	30,252	29,927
	33,452	29,927

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.17	31.12.16
	£	£
Bank loans and overdrafts (see note 9)	80,993	73,875
Trade creditors	3,561	3,568
Taxation and social security	10,750	13,667
Other creditors	96,324	52,871
	191,628	143,981

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.17	31.12.16
	£	£
Bank loans (see note 9)	2,282,937	2,501,653
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	942,146	934,521

9. LOANS

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

10. RESERVES

	Fair Value Reserve
	£
At 1 January 2017	1,569,827
Disposal of Property	(60,731)
At 31 December 2017	1,509,096

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.