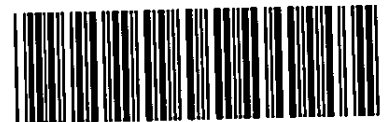


REGISTERED NUMBER: 02764795 (England and Wales)

PEERCROFT LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2012

Weatherer Bailey Bragg LLP
Chartered Certified Accountants
Registered Auditor
100 Boldmere Road
Sutton Coldfield
West Midlands
B73 5UB

TUESDAY



A31 24/09/2013 #257
COMPANIES HOUSE

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for the year ended 31 December 2012

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PEERCROFT LIMITED
COMPANY INFORMATION
for the year ended 31 December 2012

DIRECTOR:	M Weihe
REGISTERED OFFICE:	100 Boldmere Road Sutton Coldfield West Midlands B73 5UB
REGISTERED NUMBER.	02764795 (England and Wales)
AUDITORS:	Weatherer Bailey Bragg LLP Chartered Certified Accountants Registered Auditor 100 Boldmere Road Sutton Coldfield West Midlands B73 5UB
BANKERS	National Westminster Bank Plc 923 Walsall Road Great Barr Birmingham B42 1TN

REPORT OF THE INDEPENDENT AUDITORS TO
PEERCROFT LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Peercroft Limited for the year ended 31 December 2012 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of director and auditors

The director is responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.



Deborah Jane Horsley (Senior Statutory Auditor)
for and on behalf of Weatherer Bailey Bragg LLP
Chartered Certified Accountants
Registered Auditor
100 Boldmere Road
Sutton Coldfield
West Midlands
B73 5UB

Date

19.09.13

ABBREVIATED BALANCE SHEET

31 December 2012

	Notes	31/12/12 £	31/12/11 £
FIXED ASSETS			
Tangible assets	2	1,050,732	1,142,168
Investments	3	6,456,154	6,452,130
		<u>7,506,886</u>	<u>7,594,298</u>
CURRENT ASSETS			
Debtors		536,090	258,805
Cash at bank and in hand		238,026	144,108
		<u>774,116</u>	<u>402,913</u>
CREDITORS			
Amounts falling due within one year		294,644	45,367
		<u>294,644</u>	<u>45,367</u>
NET CURRENT ASSETS		<u>479,472</u>	<u>357,546</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>7,986,358</u>	<u>7,951,844</u>
CREDITORS			
Amounts falling due after more than one year		(996,460)	(1,167,230)
PROVISIONS FOR LIABILITIES		<u>(28,595)</u>	<u>-</u>
NET ASSETS		<u><u>6,961,303</u></u>	<u><u>6,784,614</u></u>
CAPITAL AND RESERVES			
Called up share capital	4	100	100
Revaluation reserve		1,966,864	1,966,864
Profit and loss account		4,994,339	4,817,650
SHAREHOLDERS' FUNDS		<u><u>6,961,303</u></u>	<u><u>6,784,614</u></u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The financial statements were approved by the director on 19.09.13 and were signed by


M. Weihe - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS
for the year ended 31 December 2012

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

Turnover represents net invoiced rental income, excluding value added tax

Tangible fixed assets

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

Plant and machinery - 15% on reducing balance

Deferred tax

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

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result

Fixed asset investments

Fixed asset investments comprise investment properties which are revalued each year and any surplus or deficit is taken to the revaluation reserve. In addition, they comprise other investments which are stated at cost less any provision for any permanent diminution in value

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 January 2012	4,544,315
Additions	93,988
	<hr/>
At 31 December 2012	4,638,303
	<hr/>
DEPRECIATION	
At 1 January 2012	3,402,147
Charge for year	185,424
	<hr/>
At 31 December 2012	3,587,571
	<hr/>
NET BOOK VALUE	
At 31 December 2012	1,050,732
	<hr/>
At 31 December 2011	1,142,168
	<hr/>

PEERCROFT LIMITED (REGISTERED NUMBER. 02764795)

NOTES TO THE ABBREVIATED ACCOUNTS - continued
for the year ended 31 December 2012

3 FIXED ASSET INVESTMENTS

	Investments other than loans £
COST OR VALUATION	
At 1 January 2012	6,452,130
Additions	4,024
	<hr/>
At 31 December 2012	6,456,154
	<hr/>
NET BOOK VALUE	
At 31 December 2012	6,456,154
	<hr/>
At 31 December 2011	6,452,130
	<hr/>

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	31/12/12 £	31/12/11 £
100	Ordinary	£1	100	100
			<hr/>	<hr/>

5 TRANSACTIONS WITH DIRECTOR

The following loan to directors subsisted during the years ended 31 December 2012 and 31 December 2011

	31/12/12 £	31/12/11 £
M Weihe		
Balance outstanding at start of year	-	-
Amounts repaid	(30,000)	-
Balance outstanding at end of year	(30,000)	-
	<hr/>	<hr/>

No interest is charged on directors loan accounts and there are no fixed repayment terms

6 ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The company's ultimate parent undertaking as at the balance sheet date was Adriatic Investments Limited, a company registered in the Isle of Man

The day to day running of the company is controlled by M Weihe