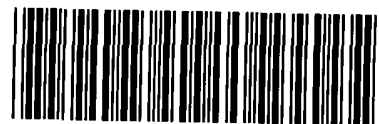

FIVECOURTS LIMITED

UNAUDITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2016

THURSDAY



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10/08/2017

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COMPANIES HOUSE

FIVECOURTS LIMITED
REGISTERED NUMBER: 03089326

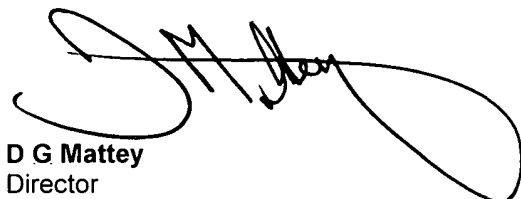
ABBREVIATED BALANCE SHEET
AS AT 30 NOVEMBER 2016

	Note	£	2016 £	£	2015 £
FIXED ASSETS					
Investment property	2		10,247,182		8,851,103
CURRENT ASSETS					
Cash at bank		32,774		12,830	
CREDITORS: amounts falling due within one year					
		(9,554,524)		(8,855,114)	
NET CURRENT LIABILITIES			(9,521,750)		(8,842,284)
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>725,432</u>		<u>8,819</u>
CAPITAL AND RESERVES					
Called up share capital	3		2		2
Profit and loss account			274,247		8,817
Investment property reserve	4		451,183		-
SHAREHOLDERS' FUNDS			<u>725,432</u>		<u>8,819</u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 30 November 2016 and of its profit for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 20 July 2017.


D G Matthey
 Director

The notes on pages 2 to 3 form part of these financial statements.

FIVECOURTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 NOVEMBER 2016

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of freehold investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Turnover

Turnover represents rental and ancillary income from properties.

1.3 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified, because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

FIVECOURTS LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2016**

2. INVESTMENT PROPERTY

	£
Valuation	
At 1 December 2015	8,851,103
Additions at cost	1,396,079
Disposals	(451,183)
Surplus/(deficit) on revaluation	451,183
At 30 November 2016	<u>10,247,182</u>
Comprising	
Cost	9,795,999
Annual revaluation surplus/(deficit): 2016	<u>451,183</u>
At 30 November 2016	<u>10,247,182</u>

The directors consider that the value of the freehold investment property as at the balance sheet date is as stated in these accounts.

3. SHARE CAPITAL

	2016 £	2015 £
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

4. RESERVES

	Investment property revaluation reserve £
Surplus on revaluation of investment property	451,183
At 30 November 2016	<u>451,183</u>

5. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The company's parent company is Spinstart Limited, a company incorporated in England and Wales. The company's ultimate parent company is Orchidbase Limited, a company incorporated in England and Wales. There is no ultimate controlling party.