

**Unaudited Financial Statements for the Year Ended 30 November 2021**

**for**

**AM PROPERTY VENTURES LIMITED**

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**FOR THE YEAR ENDED 30 NOVEMBER 2021**

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**AM PROPERTY VENTURES LIMITED**  
**Company Information**  
**FOR THE YEAR ENDED 30 NOVEMBER 2021**

**DIRECTOR:** A Martyn

**REGISTERED OFFICE:** The Old Barn  
off Wood Street  
Swanley Village  
Kent  
BR8 7PA

**REGISTERED NUMBER:** 10465463 (England and Wales)

**ACCOUNTANTS:** Riddingtons Ltd  
The Old Barn  
off Wood Street  
Swanley Village  
Kent  
BR8 7PA

**AM PROPERTY VENTURES LIMITED (REGISTERED NUMBER: 10465463)**

**Balance Sheet**  
**30 NOVEMBER 2021**

	Notes	2021 £	£	2020 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		1,512		1,779
Investment property	5		<u>1,019,000</u>		<u>325,000</u>
			1,020,512		326,779
<b>CURRENT ASSETS</b>					
Debtors	6	9,091		100,185	
Cash at bank		<u>34,873</u>		<u>15,817</u>	
		43,964		116,002	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>111,872</u>		<u>39,444</u>	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(67,908)</u>		<u>76,558</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			952,604		403,337
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(674,745)		(236,025)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(17,810)</u>		<u>(251)</u>
<b>NET ASSETS</b>			<u>260,049</u>		<u>167,061</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			1		1
Retained earnings			<u>260,048</u>		<u>167,060</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>260,049</u>		<u>167,061</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

**Balance Sheet - continued**  
**30 NOVEMBER 2021**

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 and authorised for issue on 19 August 2022 and were signed by:

A Martyn - Director

**Notes to the Financial Statements**  
**FOR THE YEAR ENDED 30 NOVEMBER 2021**

1. **STATUTORY INFORMATION**

AM Property Ventures 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 as modified by the revaluation of certain assets.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**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 etc - 15% on reducing balance

**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.

**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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2020 - NIL).

**Notes to the Financial Statements - continued  
FOR THE YEAR ENDED 30 NOVEMBER 2021**

**4. TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 December 2020 and 30 November 2021	<u>2,896</u>
<b>DEPRECIATION</b>	
At 1 December 2020	1,117
Charge for year	<u>267</u>
At 30 November 2021	<u>1,384</u>
<b>NET BOOK VALUE</b>	
At 30 November 2021	<u>1,512</u>
At 30 November 2020	<u>1,779</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 December 2020	325,000
Additions	636,245
Revaluations	<u>57,755</u>
At 30 November 2021	<u>1,019,000</u>
<b>NET BOOK VALUE</b>	
At 30 November 2021	<u>1,019,000</u>
At 30 November 2020	<u>325,000</u>

Fair value at 30 November 2021 is represented by:

	£
Valuation in 2020	34,473
Valuation in 2021	57,755
Cost	<u>926,772</u>
	<u>1,019,000</u>

In Accordance with FRS102 1A; during the year ended 30 November 2021; the director assessed the value of Investment Properties owned by the company.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Trade debtors	19,180	43,529
Other debtors	<u>(10,089)</u>	<u>56,656</u>
	<u>9,091</u>	<u>100,185</u>

**Notes to the Financial Statements - continued**  
**FOR THE YEAR ENDED 30 NOVEMBER 2021**

7.	<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	2021	2020
		£	£
	Trade creditors	1,441	4,183
	Taxation and social security	12,446	12,411
	Other creditors	97,985	22,850
		<u>111,872</u>	<u>39,444</u>
8.	<b>CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>		
		2021	2020
		£	£
	Bank loans	<u>674,745</u>	<u>236,025</u>

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.