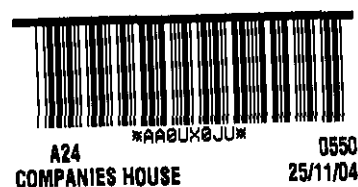


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Company Registration No. 139670 (England and Wales)

THE COLVILLE ESTATE LIMITED
ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 25 MARCH 2004



Saffery Champness
CHARTERED ACCOUNTANTS

THE COLVILLE ESTATE LIMITED

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THE COLVILLE ESTATE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE COLVILLE ESTATE LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of the company for the period ended 25 March 2004 prepared under section 226 of the Companies Act 1985.

Respective responsibilities of the directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

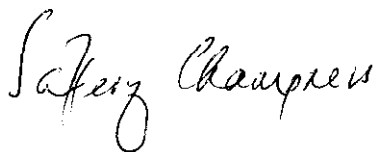
This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted 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.

Basis of audit opinion

We have carried out the procedures we considered 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. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 5 are properly prepared in accordance with those provisions.



Saffery Champness

6 July 2004

Chartered Accountants
Registered Auditors

Lion House
Red Lion Street
London
WC1R 4GB

THE COLVILLE ESTATE LIMITED

ABBREVIATED BALANCE SHEET AS AT 25 MARCH 2004

	Notes	2004 £	£	2003 £	£
Fixed assets					
Investments	2	13,320,528		13,320,528	
Current assets					
Debtors		1,043,790		767,340	
Cash at bank and in hand		-		8,049	
		<u>1,043,790</u>		<u>775,389</u>	
Creditors: amounts falling due within one year		<u>(305,057)</u>		<u>(286,456)</u>	
Net current assets		<u>738,733</u>		<u>488,933</u>	
Total assets less current liabilities		<u>14,059,261</u>		<u>13,809,461</u>	
Creditors: amounts falling due after more than one year		<u>(2,100)</u>		<u>(2,100)</u>	
		<u>14,057,161</u>		<u>13,807,361</u>	
Capital and reserves					
Called up share capital	3	5,468,144		5,468,144	
Other reserves		248,116		248,116	
Profit and loss account		<u>8,340,901</u>		<u>8,091,101</u>	
Shareholders' funds		<u>14,057,161</u>		<u>13,807,361</u>	

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the board on 6 July 2004.


Sir Nicholas Bacon Bt
Director


T R Bacon
Director

THE COLVILLE ESTATE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD ENDED 25 MARCH 2004

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of investment properties.

1.2 Investments

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

1.3 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

No provision has been made for deferred tax on gains recognised on revaluing property to its market value as the Company does not intend to sell the revalued assets.

THE COLVILLE ESTATE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (continued) FOR THE PERIOD ENDED 25 MARCH 2004

2 Fixed assets

	Investments £
Cost	
At 28 March 2003 and at 25 March 2004	14,866,623
Depreciation	
At 28 March 2003 and at 25 March 2004	1,546,095
Net book value	
At 25 March 2004	13,320,528
At 27 March 2003	13,320,528

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
Subsidiary undertakings			
Cursitor Property Company Ltd	England	Ordinary	100
Witting (Liverpool) Ltd	England	Ordinary	100
Colville Estate Properties Ltd	England	Ordinary	100

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

	Capital and reserves 2004 £	Profit for the year 2004 £
Cursitor Property Company Ltd	100	-
Witting (Liverpool) Ltd	2,000	-
Colville Estate Properties Ltd	1,481,634	3,399

THE COLVILLE ESTATE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (continued) FOR THE PERIOD ENDED 25 MARCH 2004

3	Share capital	2004 £	2003 £
	Authorised		
	5,888,116 Ordinary shares of £1 each	5,888,116	5,888,116
	111,884 'B' shares of £1 each	111,884	111,884
		<u>6,000,000</u>	<u>6,000,000</u>
	Allotted, called up and fully paid		
	5,356,260 Ordinary shares of £1 each	5,356,260	5,356,260
	111,884 'B' shares of £1 each	111,884	111,884
		<u>5,468,144</u>	<u>5,468,144</u>

Included under equity interests are 'B' shares which have the following rights:

The Ordinary shares and the 'B' shares rank in all respects pari passu save that:

Holders of the 'B' shares are not entitled to receive notice of or attend and vote at any General Meeting of the Company unless the business of the meeting includes a resolution which varies or abrogates the rights attached to such shares.

Holders of the 'B' shares have no rights to purchase Ordinary shares of the Company pursuant to any sale notice given by any holder of Ordinary shares or to receive notice of such a sale.