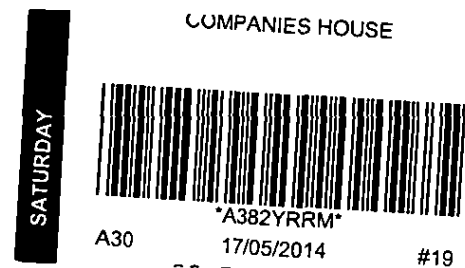


**BIRDHURST INVESTMENT COMPANY LIMITED
ABBREVIATED UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2014**



Perrys Accountants Limited
Chartered Accountants
Perry House
32-34 St Johns Road
Tunbridge Wells
Kent
TN4 9NT

**CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2014**

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BIRDHURST INVESTMENT COMPANY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2014**

DIRECTOR: B J Darkin

SECRETARY: G R Brown

REGISTERED OFFICE: Estcots Barn
College Lane
East Grinstead
West Sussex
RH19 3LR

REGISTERED NUMBER: 00547037 (England and Wales)

ACCOUNTANTS: Perrys Accountants Limited
Chartered Accountants
Perry House
32-34 St Johns Road
Tunbridge Wells
Kent
TN4 9NT

BIRDHURST INVESTMENT COMPANY LIMITED (REGISTERED NUMBER: 00547037)

**ABBREVIATED BALANCE SHEET
31 MARCH 2014**

| | Notes | 2014 £ | 2013 £ |
|--|-------|-------------------------|-------------------------|
| FIXED ASSETS | | | |
| Investments | 2 | 435 | 402 |
| Investment property | 3 | 8,121,118 | 7,904,358 |
| | | <u>8,121,553</u> | <u>7,904,760</u> |
| CURRENT ASSETS | | | |
| Debtors | 4 | 106,250 | - |
| Cash at bank | | 1,031,049 | 361,286 |
| | | <u>1,137,299</u> | <u>361,286</u> |
| CREDITORS | | | |
| Amounts falling due within one year | | <u>859,461</u> | <u>824,081</u> |
| NET CURRENT ASSETS/(LIABILITIES) | | <u>277,838</u> | <u>(462,795)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>8,399,391</u> | <u>7,441,965</u> |
| CREDITORS | | | |
| Amounts falling due after more than one year | | <u>750,000</u> | <u>750,000</u> |
| NET ASSETS | | <u><u>7,649,391</u></u> | <u><u>6,691,965</u></u> |
| CAPITAL AND RESERVES | | | |
| Called up share capital | 5 | 5,000 | 5,000 |
| Revaluation reserve | | 406,756 | 60,677 |
| Capital redemption reserve | | 1,249,244 | 1,249,244 |
| Profit and loss account | | <u>5,988,391</u> | <u>5,377,044</u> |
| SHAREHOLDERS' FUNDS | | <u><u>7,649,391</u></u> | <u><u>6,691,965</u></u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2014

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2014 in accordance with Section 476 of the Companies Act 2006

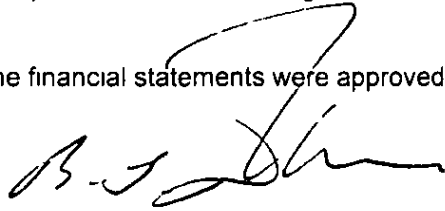
The director acknowledges his responsibilities for

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

ABBREVIATED BALANCE SHEET - continued
31 MARCH 2014

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 2 May 2014 and were signed by

A handwritten signature in black ink, appearing to read 'B J Darkin', is written over the text 'The financial statements were approved by the director on 2 May 2014 and were signed by'.

B J Darkin - Director

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2014**

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 the value of rents and fees invoiced by the company, net of VAT

Investment property

In accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the company's freehold properties are held for long-term investment and are included in the balance sheet at their open market values. The surpluses or deficits on revaluation of such properties are transferred to the investment property revaluation reserve. Depreciation is not provided in respect of freehold investment properties.

Designated bank accounts

During the course of ordinary activities the company may collect rent deposits, some of which are held in designated bank accounts. As such these balances do not represent assets of the company as they do not convey on the company any rights or other access to future economic benefits.

On this basis such designated bank account balances are not included in the company's balance sheet together with the corresponding liability to repay the amounts to the third parties.

2 FIXED ASSET INVESTMENTS

| | Investments other than loans £ |
|-----------------------|--|
| COST | |
| At 1 April 2013 | 402 |
| Additions | 33 |
| | <hr/> |
| At 31 March 2014 | 435 |
| | <hr/> |
| NET BOOK VALUE | |
| At 31 March 2014 | 435 |
| | <hr/> |
| At 31 March 2013 | 402 |
| | <hr/> |

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 MARCH 2014

3 INVESTMENT PROPERTY

| | Total £ |
|--------------------------|------------|
| COST OR VALUATION | |
| At 1 April 2013 | 7,904,358 |
| Disposals | (129,319) |
| Revaluations | 346,079 |
| | <hr/> |
| At 31 March 2014 | 8,121,118 |
| | <hr/> |
| NET BOOK VALUE | |
| At 31 March 2014 | 8,121,118 |
| | <hr/> |
| At 31 March 2013 | 7,904,358 |
| | <hr/> |

The investment properties were valued at the year end by B J Darkin, a director of the company, at open market value

| | 2014 £ | 2013 £ |
|-----------------------------|-----------|-----------|
| Freehold land and buildings | | |
| Historical cost | 7,781,503 | 7,858,059 |
| | <hr/> | <hr/> |

4 DEBTORS. AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

The aggregate total of debtors falling due after more than one year is £85,000

5 CALLED UP SHARE CAPITAL

| Allotted, issued and fully paid Number | Class | Nominal value | 2014 £ | 2013 £ |
|---|----------|------------------|-----------|-----------|
| 5,000 | Ordinary | £1 | 5,000 | 5,000 |
| | | | <hr/> | <hr/> |

6 DESIGNATED BANK ACCOUNTS

At the balance sheet date the company held £49,970 (2013 - £27,366) in designated bank accounts