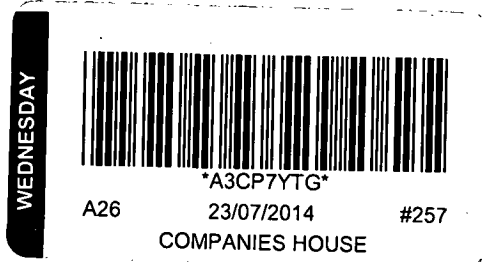


Company Registration No. 00554083 (England and Wales)

HYRST GARTH ESTATES LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 OCTOBER 2013



HYRST GARTH ESTATES LIMITED

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HYRST GARTH ESTATES LIMITED

INDEPENDENT AUDITORS' REPORT TO HYRST GARTH ESTATES LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Hyrst Garth Estates Limited for the year ended 31 October 2013 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Chapter 10 of Part 15 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.

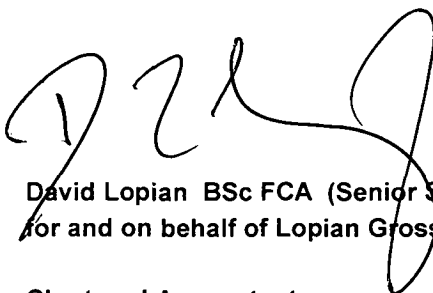
Respective responsibilities of the director and auditors

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.

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.

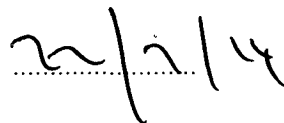
Opinion

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.



David Lopian BSc FCA (Senior Statutory Auditor)
for and on behalf of Lopian Gross Barnett & Co.

Chartered Accountants
Statutory Auditor



Cardinal House
20 St. Mary's Parsonage
Manchester
M3 2LG

HYRST GARTH ESTATES LIMITED

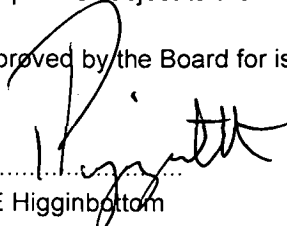
ABBREVIATED BALANCE SHEET

AS AT 31 OCTOBER 2013

	Notes	2013 £	£	2012 £	£
Fixed assets					
Tangible assets	2	5,000,000		5,000,000	
Current assets					
Debtors		293,484		259,149	
Cash at bank and in hand		24,113		11,150	
		<u>317,597</u>		<u>270,299</u>	
Creditors: amounts falling due within one year		<u>(2,666,085)</u>		<u>(2,535,785)</u>	
Net current liabilities		(2,348,488)		(2,265,486)	
Total assets less current liabilities		<u>2,651,512</u>		<u>2,734,514</u>	
Capital and reserves					
Called up share capital	3	180,000		180,000	
Revaluation reserve		2,151,074		2,151,074	
Profit and loss account		<u>320,438</u>		<u>403,440</u>	
Shareholders' funds		<u>2,651,512</u>		<u>2,734,514</u>	

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 19/07/2014


P E Higginbottom
Director

Company Registration No. 00554083

HYRST GARTH ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 OCTOBER 2013

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Turnover

Turnover represents amounts receivable from the letting of the investment properties.

1.3 Tangible fixed assets and depreciation

Investment properties are stated at cost or valuation. No depreciation is provided on the investment properties in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.4 Revenue recognition

Rental income is recognised on an accruals basis. Rent increases arising from rent reviews are taken into account when such reviews have been settled with tenants.

1.5 Deferred taxation

The accounting policy in respect of deferred tax reflects the requirements of FRS19 - Deferred tax. 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.

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 November 2012 & at 31 October 2013	5,000,000
	<hr/>
At 31 October 2012	5,000,000
	<hr/>

HYRST GARTH ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2013

3. Share capital	2013 £	2012 £
Allotted, called up and fully paid		
60,000 Ordinary shares of £1 each	60,000	60,000
120,000 Deferred Ordinary shares of £1 each	120,000	120,000
	<u>180,000</u>	<u>180,000</u>

Deferred Ordinary Shares have the following rights: a) No rights to dividends before 1 January 2079. b) As regards capital on winding up or liquidation only to the amount paid on such shares, after paying the Ordinary shareholders, with no rights to participate in any excess. c) No voting rights.