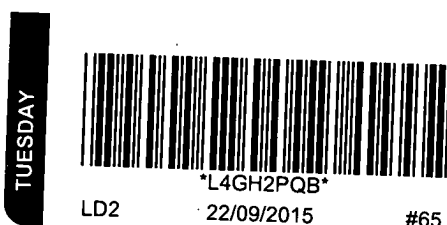


Company Registration No. 01050368 (England and Wales)

ANSTON INVESTMENTS LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 24 DECEMBER 2014



Tavistock House South
Tavistock Square
London
WC1H 9LG

Rayner Essex LLP
Chartered Accountants

ANSTON INVESTMENTS LIMITED

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ANSTON INVESTMENTS LIMITED

INDEPENDENT AUDITORS' REPORT TO ANSTON INVESTMENTS LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Anston Investments Limited for the year ended 24 December 2014 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.

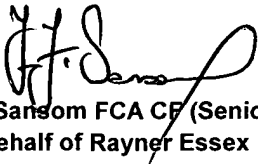
Respective responsibilities of the director and auditors

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.



Mr Timothy Sansom FCA CF (Senior Statutory Auditor)
for and on behalf of Rayner Essex LLP

21/9/15

Chartered Accountants
Statutory Auditor

Tavistock House South
Tavistock Square
London
WC1H 9LG

ANSTON INVESTMENTS LIMITED

ABBREVIATED BALANCE SHEET

AS AT 24 DECEMBER 2014

	Notes	2014 £	£	2013 £	£
Fixed assets					
Tangible assets	2		4,078		4,797
Investment properties	2		6,743,204		6,411,051
Investments	2		457,111		466,402
			<u>7,204,393</u>		<u>6,882,250</u>
Current assets					
Stocks		4,515,895		4,660,113	
Debtors		198,763		128,537	
Cash at bank and in hand		1,327,979		348,305	
		<u>6,042,637</u>		<u>5,136,955</u>	
Creditors: amounts falling due within one year	3	(5,188,305)		(4,023,763)	
Net current assets			<u>854,332</u>		<u>1,113,192</u>
Total assets less current liabilities			<u>8,058,725</u>		<u>7,995,442</u>
Creditors: amounts falling due after more than one year	4		(1,695,119)		(2,442,864)
			<u>6,363,606</u>		<u>5,552,578</u>
Capital and reserves					
Called up share capital	5		100		100
Revaluation reserve			4,570,111		4,009,709
Profit and loss account			1,793,395		1,542,769
Shareholders' funds			<u>6,363,606</u>		<u>5,552,578</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 and authorised for issue on 21/9/15.....

Mr L Faust
Director

Company Registration No. 01050368

ANSTON INVESTMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 24 DECEMBER 2014

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Revenue from the sale of trading properties is included in turnover and taken into account on the exchange of contract. Profits or losses arising from the sale of investment properties are calculated by reference to book value at the end of the previous year, adjusted for subsequent capital expenditure, and treated as exceptional items. Income arising from lease extensions is included in turnover.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Computer equipment	15% reducing balance
Fixtures, fittings & equipment	15% reducing balance

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.5 Investments

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

1.6 Stock

Stock represents properties held for development and / or for resale and are valued at the lower of cost and net realisable value. No interest is capitalised in respect of properties held in stock.

1.7 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.8 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

ANSTON INVESTMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 24 DECEMBER 2014

2 Fixed assets

	Tangible assets £	Investments £	Total £
Cost or valuation			
At 25 December 2013	6,451,779	466,402	6,918,181
Transfer to fellow subsidiary	(261,050)	-	(261,050)
Revaluation	1,087,703	(9,291)	1,078,412
Disposals	(494,500)	-	(494,500)
At 24 December 2014	6,783,932	457,111	7,241,043
Depreciation			
At 25 December 2013	35,931	-	35,931
Charge for the year	719	-	719
At 24 December 2014	36,650	-	36,650
Net book value			
At 24 December 2014	6,747,282	457,111	7,204,393
At 24 December 2013	6,415,848	466,402	6,882,250

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £50,208 (2013 - £141,574).

4 Creditors: amounts falling due after more than one year

	2014 £	2013 £
Analysis of loans repayable in more than five years		
Total amounts repayable by instalments which are due in more than five years	770,670	1,092,950

The aggregate amount of creditors for which security has been given amounted to £1,524,002 (2013 - £2,271,747).

ANSTON INVESTMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 24 DECEMBER 2014

5	Share capital	2014	2013
		£	£
	Allotted, called up and fully paid		
	100 Ordinary shares of £1 each	100	100
		<u> </u>	<u> </u>

6 Ultimate parent company

The company's immediate parent undertaking is Newcom Limited, a company registered in England and Wales.

The company's ultimate parent undertaking is Clydpride Limited, a charitable company registered in England and Wales. The Newcom group was acquired by Clydpride Limited on 5 April 2011 from the previous ultimate parent undertaking Venerate Holdings Limited, a company incorporated in Jersey.

7 Related party relationships and transactions

Loans to directors

Transactions in relation to loans with directors during the year are outlined in the table below:

Description	% Rate	Opening Balance £	Amounts Advanced £	Interest Charged £	Amounts Repaid £	Closing Balance £
Loan from/(to) company	3.25	(103,667)	10,000	-	-	(93,667)
		<u>(103,667)</u>	<u>10,000</u>	<u>-</u>	<u>-</u>	<u>(93,667)</u>

Other transactions

Mr L Faust rented a property from the company for part of the year on commercial terms for £3,000 (2013: £3,000).