

Company Registration Number 1116419

**FARTHINGFORD PROPERTIES LIMITED**  
**ABBREVIATED FINANCIAL STATEMENTS**

**31ST DECEMBER 1994**

**MAXWELLS**  
**Chartered Accountants & Registered Auditors**  
**73 Queen Square**  
**Bristol**  
**BS1 4JP**



**FARTHINGFORD PROPERTIES LIMITED**

**AUDITORS' REPORT TO THE COMPANY**

**PURSUANT TO PARAGRAPH 24 OF SCHEDULE 8 TO THE COMPANIES ACT 1985**

We have examined the abbreviated accounts on pages 3 to 7, together with the financial statements of the company prepared under Section 226 of the Companies Act 1985 for the year ended 31st December 1994.

**RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITORS**

The directors are responsible for preparing abbreviated accounts in accordance with Schedule 8 to the Companies Act 1985. It is our responsibility to form an independent opinion as to the company's entitlement to the exemptions claimed in the directors' statement on page 4 and whether the abbreviated accounts have been properly prepared in accordance with that Schedule.

**BASIS OF OPINION**

We have carried out the procedures we considered necessary to confirm, by reference to the audited financial statements, that the company is entitled to the exemptions and that the abbreviated accounts have been properly prepared from those financial statements. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

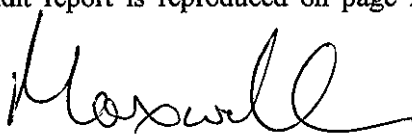
**OPINION**

In our opinion the company is entitled under sections 246 and 247 of the Companies Act 1985 to the exemptions conferred by Section A of Part III of Schedule 8 to that Act, in respect of the year ended 31st December 1994, and the abbreviated accounts on pages 3 to 7 have been properly prepared in accordance with that Schedule.

**OTHER INFORMATION**

On 6th October 1995 we reported, as auditors of the company, to the shareholders on the financial statements prepared under Section 226 of the Companies Act 1985 for the year ended 31st December 1994, and the full text of our audit report is reproduced on page 2 of these financial statements.

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6th October 1995

**FARTHINGFORD PROPERTIES LIMITED**  
**AUDITORS' REPORT TO THE SHAREHOLDERS**  
**YEAR ENDED 31ST DECEMBER 1994**

We have audited the financial statements on pages 4 to 11 which have been prepared in accordance with the accounting policies set out on page 6.

**RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITORS**

As described in the directors' report, the directors of the company are responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

**BASIS OF OPINION**

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the circumstances of the company, consistently applied and adequately disclosed.

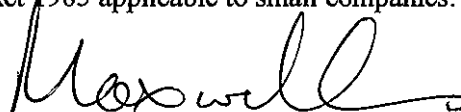
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

As explained in the accounting policies set out on page 6, the treatment of valuation and capitalisation of investment properties is not in accordance with the requirements of Statement of Standard Accounting Practice No. 19.

**OPINION**

Except for the absence of adjustments to the value of investment properties, in our opinion the financial statements give a true and fair view of the state of affairs of the company as at 31st December 1994 and of its profit for the year then ended, and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.

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6th October 1995

**FARTHINGFORD PROPERTIES LIMITED****ABBREVIATED BALANCE SHEET****31ST DECEMBER 1994**

	Note	1994 £	1993 £
<b>FIXED ASSETS</b>			
Tangible assets	2.	1,252,966	976,843
Investments	3.	14,795	16,795
		<u>1,267,761</u>	<u>993,638</u>
<b>CURRENT ASSETS</b>			
Debtors		350,925	46,485
<b>CREDITORS: Amounts falling due within one year</b>	4.	<u>(193,766)</u>	<u>(645,530)</u>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		157,159	(599,045)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,424,920</u>	<u>394,593</u>
<b>CREDITORS: Amounts falling due after more than one year</b>	5.	(894,952)	-
<b>PROVISIONS FOR LIABILITIES AND CHARGES</b>		<u>(36,000)</u>	<u>(36,000)</u>
<b>NET ASSETS</b>		<u>493,968</u>	<u>358,593</u>

The balance sheet continues on the following page.

The notes on pages 5 to 7 form part of these financial statements.

**FARTHINGFORD PROPERTIES LIMITED****ABBREVIATED BALANCE SHEET (continued)****31ST DECEMBER 1994**

	Note	1994 £	1993 £
<b>CAPITAL AND RESERVES</b>			
Share capital	7.	70	70
Revaluation reserve		162,666	173,299
Profit and loss account		331,232	185,224
<b>SHAREHOLDERS' FUNDS</b>		<u>493,968</u>	<u>358,593</u>

The directors have taken advantage of the abbreviated disclosure exemptions conferred by section A of Part III of Schedule 8 to the Companies Act 1985 on the basis that the company qualifies as a small company.

In preparing these accounts, the directors have also taken advantage of the special accounting exemptions conferred by Part I of Schedule 8 to the Companies Act 1985 on the basis that, in the directors' opinion, the company qualifies as a small company.

These financial statements were approved by the board of directors on the 5. October 1994, and are signed on their behalf by:

  
 .....  
 P J F BREACH

  
 .....  
 MRS J BREACH

**FARTHINGFORD PROPERTIES LIMITED**

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS**

**YEAR ENDED 31ST DECEMBER 1994**

**1. ACCOUNTING POLICIES**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets, using the following accounting policies:

**Cash flow statement**

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 from including a cash flow statement in the financial statements on the grounds that the company is small.

**Turnover**

The company's turnover is derived wholly from its property investments and consists of rents and lease premiums, together with insurance commissions receivable.

**Deferred taxation**

Provision is made, under the liability method, to take account of timing differences between the treatment of certain items for accounts purposes and their treatment for tax purposes. Tax deferred or accelerated is accounted for in respect of all material timing differences to the extent that it is considered that a net liability may arise.

**Investment properties**

Investment properties are not revalued annually in accordance with the provisions of Statement of Standard Accounting Practice No. 19. The directors are of the opinion that the open market value of investment properties is in excess of the value at which they are stated in the balance sheet and the directors do not consider that annual revaluations are warranted.

**FARTHINGFORD PROPERTIES LIMITED****NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS****YEAR ENDED 31ST DECEMBER 1994****2. FIXED ASSETS**

	Land and Buildings £
<b>COST OR VALUATION</b>	
At 1st January 1994	976,843
Additions	476,389
Disposals	(200,266)
At 31st December 1994	<u>1,252,966</u>
<b>DEPRECIATION</b>	
At 31st December 1994	<u>-</u>
<b>NET BOOK VALUE</b>	
At 31st December 1994	<u>1,252,966</u>
At 1st January 1994	<u>976,843</u>

**3. INVESTMENTS**

	1994 £	1993 £
Other investments other than loans	<u>14,795</u>	<u>16,795</u>

**4. CREDITORS: Amounts falling due within one year**

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	1994 £	1993 £
Bank loans and overdrafts	127,557	607,122
Loans	<u>33,685</u>	<u>-</u>
	<u>161,242</u>	<u>607,122</u>

**FARTHINGFORD PROPERTIES LIMITED****NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS****YEAR ENDED 31ST DECEMBER 1994****5. CREDITORS: Amounts falling due after more than one year**

The following liabilities disclosed under creditors falling due after more than one year are secured by the company:

	1994 £	1993 £
Loans	<u>894,952</u>	<u>-</u>

Included within creditors falling due after more than one year is an amount of £894,952 (1993 - £Nil) in respect of liabilities repayable by instalments some of which fall due for payment after more than five years from the balance sheet date.

The aggregate amount of the instalments falling due after more than five years from the balance sheet date is £718,146 (1993 - £Nil).

**6. TRANSACTIONS WITH THE DIRECTORS**

One of the properties of the company is occupied by Mr P Breach at a rent of £5,400 per annum. This rent is considered by the directors to be at a commercial rate.

One of the investment properties held by the company at the year end was acquired during the year for £260,000 plus costs from Stockmead Limited, a company in which Farthingford Properties Limited has an interest. The property was transferred at market value, based on a professional valuation.

The company has advanced funds of £28,320 (1993 - £45,270) on an interest-free basis to Principality Holdings Limited, a member of the Hawkworth Securities plc group in which Mr P Breach has an interest.

Management charges have been paid to Principality Holdings Limited amounting to £16,950 (1993 - £15,650).

**7. SHARE CAPITAL****Authorised share capital:**

	1994 £	1993 £
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

**Allotted, called up and fully paid:**

	1994 £	1993 £
Ordinary share capital	<u>70</u>	<u>70</u>