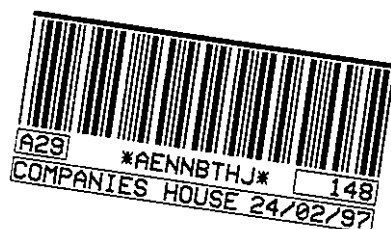


WYE PROPERTY LIMITED

REPORT AND ACCOUNTS

YEAR ENDED 30 APRIL 1996

Registered No. 1463185



WYE PROPERTY LIMITED

Index

Page	1	General Information
	2-3	Directors' Report
	4	Profit and Loss Account
	5	Balance Sheet
	6-10	Notes to the Accounts

WYE PROPERTY LIMITED

GENERAL INFORMATION

1996

Directors:

Mrs J A Chandler  
R A Chandler Esq

Secretary:

R A Chandler Esq

Registered & Administrative Office:

Hillside Lodge  
Great Doward  
Symonds Yat  
Herefordshire

Bankers:

Midland Bank plc  
32 Gloucester Road  
Ross-on-Wye  
Herefordshire

Accountants:

Young & Co  
Chartered Accountants  
Franklin House  
Commercial Road  
Hereford

WYE PROPERTY LIMITED

DIRECTORS' REPORT

30 APRIL 1996

The directors present their report and accounts for the year ended 30 April 1996.

Principal activity

The company's principal activity during the year remained that of property letting.

Business review

The property at New Street, Ross-on-Wye was the subject of a three year lease commencing on 28 October 1994. Unfortunately, in the third quarter of 1995, the tenant experienced serious financial difficulty and it was necessary to resort to legal action to recover certain arrears of rent. In the circumstances, following legal advice, the company terminated the lease with effect from 25 March 1996.

The directors consider the state of the company's affairs at the date of the balance sheet to be satisfactory.

Profit, dividends and appropriations

The trading profit for the year, after taxation, amounted to £1736 (1995 Loss £2132). This has been carried to reserves.

The directors do not recommend the payment of any dividend.

Fixed Assets

There were no changes in fixed assets during the period under review.

Post balance sheet events

There are no matters to be reported.

Directors and their interests

The directors of the company during the year and their interests in the shares of the company as recorded in the register of directors interests were as follows:-

	30/4/1996		30/4/1995	
	Ordinary Shares	Preference Shares	Ordinary Shares	Preference Shares
Mrs J A Chandler	1300	2400	1300	2400
R A Chandler Esq	1300	-	1300	-
	====	====	====	====

WYE PROPERTY LIMITED

DIRECTORS' REPORT

30 APRIL 1996

(continued)

Audit Exemptions

The directors have taken advantage of the exemptions conferred by section 249A(1) not to have these accounts audited and confirm that no notice has been deposited under s.249B(2) of the Companies Act 1985.

The directors acknowledge their responsibility for ensuring that:

- i. The company keeps accounting records which comply with section 221 of the Companies Act 1985, and
- ii. The accounts give a true and fair view of the state of affairs of the company as at 30 April 1996 and of its profit for the period then ended in accordance with the requirements of s.226 and which otherwise comply with the requirements of the Companies Act 1985 relating to accounts, so far as applicable to the company.

On behalf of the Board



R A Chandler  
Secretary

10 February 1997  
Hillside Lodge  
Great Doward  
Symonds Yat  
Herefordshire

WYE PROPERTY LIMITED  
PROFIT AND LOSS ACCOUNT  
YEAR ENDED 30 APRIL 1996

	Note	1996	1995
		£	£
Operating Income	2	7217	4217
Establishment Expenses		(91)	(206)
Administration Expenses		(1460)	(2531)
		-----	-----
		(1551)	(2737)
Operating profit	2	5666	1480
Interest payable	4	(3930)	(3612)
		-----	-----
Profit (1995 Loss) on ordinary activities before taxation		1736	(2132)
Taxation	5	-	-
		-----	-----
Profit (1995 Loss) on ordinary activities after taxation	12	£1736	£(2132)
		=====	=====

There were no other recognised gains or losses other than the profit for the period.

The notes on pages 6 to 10 form part of these accounts.

WYE PROPERTY LIMITED

BALANCE SHEET

AT 30 APRIL 1996

	Note	1996		1995	
		£	£	£	£
<b>Fixed Assets</b>					
Tangible assets	6		80000		80000
<b>Current Assets</b>					
Cash at bank and in hand		2348		139	
Debtors and Prepayments		448		-	
		-----		-----	
		2796		139	
<b>Creditors: Amounts falling due within one year</b>	7	(13885)		(16299)	
		=====		=====	
<b>Net current liabilities</b>			(11089)		(16160)
			-----		-----
<b>Total assets less current liabilities</b>			68911		63840
<b>Creditors: Amounts falling due after more than one year</b>	8	(42441)		(39106)	
<b>Provision for liabilities and charges</b>	9	-		(827)	
		-----	(42441)	-----	(39933)
			-----		-----
			£26470		£23907
			=====		=====
<b>Capital and reserves</b>					
Called up share capital	10		5000		5000
Revaluation reserve	11		58867		58040
Profit and loss account deficiency	12		(37397)		(39133)
			-----		-----
<b>Shareholders funds</b>			£26470		£23907
			=====		=====

The directors have taken advantage of the exemption conferred by section 249a(1) not to have these accounts audited and confirm that no notice has been deposited under s.249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for ensuring that:

- (i) the company keeps proper accounting records which comply with section 221 of the Companies Act 1985, and
- (ii) the Accounts give a true and fair view of the state of affairs of the company as at 30 April 1996 and of its profit for the period then ended in accordance with the requirements of s.226, and which otherwise comply with the requirements of the Companies Act 1985 relating to accounts, so far as applicable to the company.

The accounts on pages 4 to 10 were approved by the board of directors on 10 February 1997 and are signed on its behalf by:-

J. A. Chandler  
..... Mrs J Chandler - Director

The notes on pages 6 to 10 form part of these accounts

WYE PROPERTY LIMITED

NOTES TO THE ACCOUNTS

AT 30 APRIL 1996

1. Principal accounting policies

The accounts have been prepared in accordance with applicable accounting standards with the exception that depreciation is not provided in respect of freehold property and under the historical cost accounting rules.

Depreciation is provided on fixed assets by equal instalments commencing with the year of acquisition at rates estimated to write off their cost over their expected useful lives which are as follows:-

Freehold property	Nil
Shop fixtures and fittings	10 Years

Deferred taxation

Deferred taxation is provided on the liability method in respect of the taxation effect of all timing differences to the extent that tax liabilities are likely to crystallise in the foreseeable future.

Cash flow statement

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

Audit exemption

The directors have taken advantage of the exemption conferred by section 249A(1) not to have the accounts audited.

2. Operating Profit

	1996 £	1995 £
Operating profit (1995 loss) is stated after crediting:-		
Rent Receivable	7217 =====	4217 =====
and after charging :-		
Directors emoluments (note 3)	1200 =====	1200 =====
Depreciation of tangible fixed assets		
- owned assets	- =====	- =====



WYE PROPERTY LIMITED

NOTES TO THE ACCOUNTS

AT 30 APRIL 1996

(Continued)

	1996 £	1995 £
3. <u>Directors and employees</u>		
Staff costs including directors' emoluments:-		
Management Charges	1200 =====	1200 =====
The average weekly number of persons (including directors) employed by the company during the year was:-		
Directors	Number 2 =	Number 2 =
4. <u>Interest payable</u>	£	£
Bank loans (see note 9)	3930 =====	3612 =====
5. <u>Taxation</u>		
Corporation tax on profit on ordinary activities at 25% (1995 25%)	- ===	- ===
6. <u>Tangible fixed assets</u>		
	Freehold Property ----- £	Fixtures and fittings ----- £
Cost/Valuation		Total ----- £
At 30 April 1995	80000	872
Additions	-	-
	-----	-----
At 30 April 1996	80000 =====	872 ===
Depreciation		
At 30 April 1995	-	872
Charge for the year	-	-
	-----	-----
At 30 April 1996	- ===	872 ===
Net Book Amount		
At 30 April 1996	80000 =====	- ===
At 30 April 1995	80000 =====	- ===

The freehold property was valued on a current use basis on 12th November 1992 by an Associate of the Royal Institute of Chartered Surveyors.

WYE PROPERTY LIMITED

NOTES TO THE ACCOUNTS

AT 30 APRIL 1996

(continued)

7. Tangible fixed assets (continued)

The original cost of freehold property included above at cost or revaluation is as follows:-

	Freehold cost £	Revaluation reserve £	Total £
30 April 1981	21133	-	21133
1981 Revaluation	-	13867	13867
1983 Revaluation	-	10000	10000
1993 Revaluation	-	35000	35000
1996 movement	-	-	-
	-----	-----	-----
	21133	58867	80000
	=====	=====	=====

Excess Management Charges brought forward are considered sufficient to offset any taxation liabilities which may arise if the freehold property was sold for revalued amounts accordingly no further provision is required. (see note 10).

Future capital commitments

Commitments for capital expenditure at 30 April	1996 £	1995 £
Contracts placed but not provided for in the accounts	Nil ===	Nil ===
Authorised but not contracted for	Nil ===	Nil ===

8. Creditors

Amounts falling due within one year:-

Medium term bank loan (secured - see note 15)	-	1500
Directors current accounts	13015	12810
Accruals and receipts in advance	870	1989
	-----	-----
	13885	16299
	=====	=====

9. Creditors

Amounts falling due after more than one year:-

Medium term bank loan (secured - see note 15)	42441 =====	39106 =====
---	----------------	----------------

Capital repayments on the medium term bank loan have been suspended until the New Street property has been either sold or re-let. Bank interest is currently chargeable at 3% over Midland Bank base rate. It is anticipated that the loan will be repaid within five years.

WYE PROPERTY LIMITED

NOTES TO THE ACCOUNTS

AT 30 APRIL 1996

(continued)

10. Deferred taxation

Corporation tax deferred by:-	1996		1995	
	Potential Liability	Provision Made	Potential Liability	Provision Made
	£	£	£	£
Corporation tax on revaluation reserve	Nil	Nil	827	827
	===	===	===	===
The potential liability and provision are based on a corporation tax rate at 25% (1995 25%)				

11. Called up share capital

	1996		1995	
	Number	£	Number	£
Authorised				
Ordinary shares of £1 each	2600	2600	2600	2600
Preference shares of £1 each	2400	2400	2400	2400
	=====	=====	=====	=====
Allotted called up and fully paid				
Ordinary shares of £1 each	2600	2600	2600	2600
Preference shares of £1 each	2400	2400	2400	2400
	=====	-----	=====	-----
		5000		5000
		=====		=====

12. Revaluation reserve

	£	£
At 30 April 1995		
-on Freehold property - see note 7 net of deferred tax	58040	58040
Deferred taxation provision released	827	-
	-----	-----
At 30 April 1996	58867	58040
	=====	=====

13. Profit and loss account deficiency

At 30 April 1995	(39133)	(37001)
Profit (Loss) for the year	1736	( 2132)
	-----	-----
At 30 April 1996	(37397)	(39133)
	=====	=====

WYE PROPERTY LIMITED

NOTES TO THE ACCOUNTS

AT 30 APRIL 1996

(continued)

14. Transactions with directors

No director is or was materially interested in any contract subsisting during or at the end of the financial year which is or was significant in relation to the company's business.

15. Guarantees and other financial commitments

The bank borrowing from time to time in Wye Property Limited is secured by a fixed and floating charge over the company's assets plus a legal charge on the freehold property in Ross-on-Wye. At the 30 April 1996 this amounted to £42441 (1995 £40606).

16. Financial support

The Directors will continue during the ensuing year to provide such support as may be necessary.