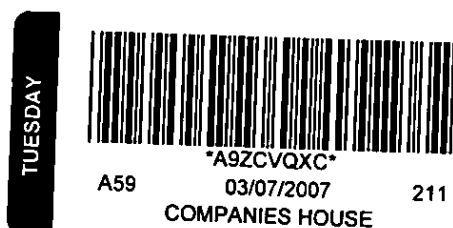


Registered Number 4633633
(Registered in England and Wales)
House Farm Developments Ltd
Annual Report and Accounts
For the Year Ended 30 September 2006



House Farm Developments Ltd

Registered Number 4633633

Company Information

Directors.

T W Jackson-Stops

H Newton

G Tewkesbury

Secretary.

Close Trading Companies Secretaries Limited

Registered Office:

10 Crown Place

London

EC2A 4FT

Business Address

10 Crown Place

London

EC2A 4FT

Bankers

The Royal Bank of Scotland Plc

2 1/2 Devonshire Square

London

EC2M 4XJ

Close Brothers Limited

10 Crown Place

London

EC2A 4FT

Directors' Report

The directors present their report and accounts for the year ended 30 September 2006

Results and dividends

The profit for the year after taxation amounted to £321 (2005 Profit of £490)

There were no dividends paid or proposed during the year (2005 Nil)

Principal Activity

The company continues to trade as a developer. The company has entered into fourteen development partnerships undertaking development projects, six of these projects have been completed. The company has current interests in eight developments detailed in the notes to the accounts.

Directors:

The following directors served during the period

T W Jackson-Stops

H Newton


G Tewkesbury

Secretary Close Trading Companies Secretaries Limited

The directors had no interests in the ordinary shares of the company as at 30 September 2006, at 30 September 2005 or at the date of their appointment.

The Directors' Report has been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the board on the 04 June 2007



And signed on their behalf by
G Tewkesbury, Director

Profit and Loss Account for the year ended 30 September 2006

	Notes	2006 £	2005 £
Partnership income	2	315	401
Administration costs	3	(125)	(130)
Operating profit / (loss)		<u>190</u>	<u>271</u>
Interest - payable		-	-
- receivable		165	219
Profit / (loss) on ordinary activities before taxation		<u>355</u>	<u>490</u>
Taxation	4	(34)	-
Profit / (loss) on ordinary activities after taxation		<u>321</u>	<u>490</u>
Dividends	5	-	-
Retained profit/(loss) for the financial year		<u>321</u>	<u>490</u>
Profit/(loss) brought forward		1,799	1,309
Profit/(loss) carried forward		<u><u>2,120</u></u>	<u><u>1,799</u></u>

All results relate to continuing activities

All recognised gains and losses are included in the profit and loss account

The Notes to the accounts form part of these financial statements

Balance Sheet as at 30 September 2006

	Notes	2006 £	£	2005 £	£
Current assets					
Interests in developments	6	22,000		18,990	
Debtors	7	372		1,116	
Cash at bank and in hand		3,291		5,340	
Total current assets		25,663		25,446	
Creditors' amounts falling due within one year	8	(280)		(384)	
Net current assets			25,383		25,062
Total assets less current liabilities			25,383		25,062
Capital and reserves					
Called up share capital	9		12,500		12,500
Share premium	10		10,763		10,763
Profit and Loss account	10		2,120		1,799
Shareholders funds			25,383		25,062

- a For the year ended 30 September 2006 the company was entitled to exemption from audit under section 249A(1) of the Companies Act 1985
- b Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985
- c The directors acknowledge their responsibility for
- i) ensuring the company keeps accounting records which comply with Section 221, and
 - ii) preparing accounts which give true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit and loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company
- d The accounts have been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to smaller entities and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Approved by the board on 04 June 2007



And signed on their behalf by
G Tewkesbury, Director

Notes to the accounts**For the year ended 30 September 2006****1 Accounting policies****1 1 Basis of Preparation**

The accounts are prepared under the historical cost convention in accordance with the Financial Reporting Standards for Smaller Entities (effective January 2005)

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 Partnership Income

Partnership income is shown on an accruals basis

Partnership income represents income derived from development partnerships

1 3 Interests

Interests in development partnerships are stated at cost

1 4 Issue Costs

Issue costs have been deducted from the share premium account in accordance with Financial Reporting Standard No 4

2 Partnership income

	2006	2005
Net profits / (losses) for the year as follows		
	£	£
Commercial		
Stratford Upon Avon Commercial	27	-
	<u>27</u>	<u>.</u>

2 Partnership income (continued)**Residential**

Bognor Regis	4	185
Fishponds	(30)	18
Harrogate	88	362
Jacobs Wells Road	(8)	-
Lichfield	1	(4)
Maidenhead	(8)	-
Pinner	171	(100)
Ringwood	(11)	(26)
Salisbury Road	66	(11)
Tenterden	117	(69)
Urchfont	(54)	(25)
Weston-Super-Mare	(49)	(7)
Widford	-	76
	<u>288</u>	<u>401</u>
Grand Total	<u><u>315</u></u>	<u><u>401</u></u>

3 Administration Expenses**2006****2005****£****£**

Directors' expenses

(125)

(130)

(125)(130)**4 Taxation****2006****2005****£****£**

UK corporation tax

(34)

-

(34)-**5 Dividends****2006****2005****£****£**

Dividends

-

-

--**6 Interests in developments****2006****2005****£****£****Commercial**

Stratford Upon Avon Commercial

5,000

-

5,000-

6 Interests in developments (continued)**Residential**

Fishponds	-	2,850
Maidenhead	2,000	-
Weston-Super-Mare	1,000	1,000
Pinner	2,500	5,000
Jacobs Wells Road	4,000	-
Ringwood	3,000	3,000
Salisbury Road	500	1,000
Urchfont	-	1,640
Widford	-	500
Tenterden	4,000	4,000
	<u>17,000</u>	<u>18,990</u>
Grand Total	<u><u>22,000</u></u>	<u><u>18,990</u></u>

7 Debtors

	2006	2005
	£	£
Bognor Regis	-	168
Fishponds	134	-
Harrogate	79	575
Pinner	71	-
Salisbury Road	50	-
Stratford Upon Avon Commercial	27	-
Tenterden	11	-
Urchfont	-	259
Widford	-	64
Accrued interest	-	50
	<u><u>372</u></u>	<u><u>1,116</u></u>

8 Creditors: amounts falling due within one year

	2006	2005
	£	£
Bognor Regis	(10)	-
Fishponds	-	(1)
Jacobs Wells Road	(8)	-
Lichfield	(2)	(4)
Maidenhead	(8)	-
Pinner	-	(100)
Ringwood	(37)	(26)
Salisbury Road	-	(16)
Tenterden	-	(106)
Weston-Super-Mare	(56)	(7)
UK corporation tax	(34)	-

8 Creditors. amounts falling due within one year (continued)

Directors' expenses	(125)	(125)
	<u>(280)</u>	<u>(384)</u>

9 Share capital

	2006	2005
	£	£
Authorised share capital		
1,000,000 Ordinary Shares of 50p each	<u>500,000</u>	<u>500,000</u>
Allotted, called up and fully paid		
25,000 Ordinary shares of 50p each	<u>12,500</u>	<u>12,500</u>

10 Reconciliation of Movements in Shareholders' Funds

	Share Capital	Share Premium	Profit & Loss account	Total Shareholders' Funds
	£	£	£	£
As at 30 September 2005	12,500	10,763	1,799	25,062
Shares issued net of issue costs	-	-	-	-
Retained profit/(loss) for the year			321	321
Dividends			-	-
As at 30 September 2006	<u>12,500</u>	<u>10,763</u>	<u>2,120</u>	<u>25,383</u>
Comparative:				
As at 30 September 2004	12,500	10,763	1,309	24,572
Shares issued net of issue costs	-	-	-	-
Retained profit/(loss) for the year			490	490
Dividends			-	-
As at 30 September 2005	<u>12,500</u>	<u>10,763</u>	<u>1,799</u>	<u>25,062</u>

11 Related party disclosures

G Tewkesbury, director of the company is also an employee of Close Investments Limited (CIL) formerly Close Brothers Investment Limited (CBIL) which charged initial fees of 6.95% on the subscribed share capital

CIL also administers the partnerships in which the company had an interest during the year
For this service CIL received fees of

2.5% p.a. on Commercial Development Partnerships capital

2.5% p.a. on Residential Development Partnerships capital

12 Ultimate Controlling Party

The ultimate controlling party is Patrick Michael Springer who holds 100% of the share capital