Registered number: 05185432

EASTCOTE PROPERTIES LIMITED

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2014

WEDNESDAY
L4H19N7L
L17 30/09/2015 #169
COMPANIES HOUSE

EASTCOTE PROPERTIES LIMITED

INDEPENDENT AUDITORS' REPORT TO EASTCOTE PROPERTIES LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 3, together with the financial statements of Eastcote Properties Limited for the year ended 31 December 2014 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 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 directors and auditors

The directors are 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 are properly prepared.

Opinion on financial statements

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 on pages 2 to 3 have been properly prepared in accordance with the regulations made under that section.

David Riley (Senior Statutory Auditor)

for and on behalf of
haysmacintyre

Statutory Auditors

26 Red Lion Square
London
WC1R 4AG

25 September 2015

EASTCOTE PROPERTIES LIMITED
REGISTERED NUMBER: 05185432

ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2014

	Note	2014 £	2014 £	2013 £	2013 £
CURRENT ASSETS					
Debtors		30		-	
CREDITORS: amounts falling due within one year		(4,928,456)		(4,933,079)	
NET CURRENT LIABILITIES			(4,928,426)		(4,933,079)
NET LIABILITIES			(4,928,426)		(4,933,079)
CAPITAL AND RESERVES					
Called up share capital	2		400		400
Profit and loss account			(4,928,826)		(4,933,479)
SHAREHOLDERS' DEFICIT			(4,928,426)		(4,933,079)

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 25 September 2015.

J A Jenkins
Director

The notes on page 3 form part of these financial statements.

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2014

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

As at 31 December 2014 the company had net liabilities of £4,928,426 and net bank borrowings of £4,120,868. Given this, there is a material uncertainty which may cast significant doubt as to the company's ability to continue as a going concern and it may be unable to discharge its liabilities in the normal course of business.

The directors intend to wind up the company within 12 months of the date of sign off of these financial statements. Therefore these accounts have not been prepared on a going concern basis. The financial statements do not contain any adjustments as a result of this due to all assets and liabilities being current in nature.

2. SHARE CAPITAL

	2014	2013
	£	£
Allotted, called up and fully paid		
400 Ordinary shares of £1 each	400	400

3. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The largest and smallest group in which the results of the company are consolidated is that headed by VBR Investments Limited, incorporated in England and Wales. The consolidated accounts of this company are available to the public and may be obtained from Registrar of Companies, Cardiff.

The ultimate parent company is VBR Investments Limited, a company incorporated in England and Wales. There is no ultimate controlling party.