

Company Registration No. 6475479 (England and Wales)

VINE ESTATES LIMITED
ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 31 MARCH 2009



VINE ESTATES LIMITED

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VINE ESTATES LIMITED

INDEPENDENT AUDITORS' REPORT TO VINE ESTATES LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Vine Estates Limited for the period ended 31 March 2009 prepared under section 226 of the Companies Act 1985.

This report is made solely to the company in accordance with section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to them in an auditors' report on abbreviated accounts 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

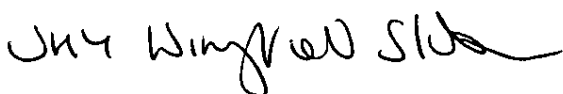
The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" 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 sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.



UHY Wingfield Slater

13 November 2009

Chartered Accountants
Registered Auditor

Wellington House
39 Wellington Street
Sheffield
S1 1XB

VINE ESTATES LIMITED

ABBREVIATED BALANCE SHEET AS AT 31 MARCH 2009

	Notes	2009 £	£
Fixed assets			
Tangible assets	2		680,000
Current assets			
Creditors: amounts falling due within one year		(355,860)	
Net current liabilities			(355,860)
Total assets less current liabilities			324,140
Capital and reserves			
Called up share capital	3		1
Revaluation reserve			296,508
Profit and loss account			27,631
Shareholders' funds			324,140

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the Board for issue on 13 November 2009



E.M.F. Penrose
Director

VINE ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD ENDED 31 MARCH 2009

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

1.2 Turnover

Turnover represents rents receivable.

1.3 Tangible fixed assets and depreciation

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

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007), it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the directors 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.

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 17 January 2008	-
Additions	383,492
Revaluation	296,508
	<hr/>
At 31 March 2009	680,000
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3 Share capital

	2009 £
Authorised	
10,000 ordinary share of £1 each	10,000
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Allotted, called up and fully paid	
1 ordinary share of £1 each	1
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One £1 ordinary share was issued at par on incorporation.

VINE ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) ***FOR THE PERIOD ENDED 31 MARCH 2009***

4 Ultimate parent company

The ultimate parent company is Vine Street (Lincoln) Limited.