REGISTERED NUMBER: SC224103 (Scotland)

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 AUGUST 2012

FOR

ASHFORD PROPERTY GROUP LIMITED

SATURDAY
S28LX52A
SCT 18/05/2013 #557
COMPANIES HOUSE

ASHFORD PROPERTY GROUP LIMITED

CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 AUGUST 2012

	Page
Report of the Independent Auditors on the Abbreviated Accounts	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	3

REPORT OF THE INDEPENDENT AUDITORS TO ASHFORD PROPERTY GROUP LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages two to five, together with the full financial statements of Ashford Property Group Limited for the year ended 31 August 2012 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.

Basis of opinion
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 to be delivered are properly prepared.

Opinion
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 have been properly prepared in accordance with the Regulations made under that Section.

Other information
On ......5|4|2013................ we reported as auditors to the shareholders of the company on the full financial statements for the year ended 31 August 2012 prepared under Section 396 of the Companies Act 2006, and our report included the following extract:

"Emphasis of matter - Going concern
In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the company's ability to continue as a going concern due to the bank facilities of the related parties becoming repayable 'on demand'. These conditions, as more fully explained in note 1 indicate the existence of a material uncertainty which may cast significant doubt about the company's ability to continue as a going concern."

HW Edinburgh

David Brophy (Senior Statutory Auditor)
for and on behalf of HW Edinburgh
Chartered Accountants and
Statutory Auditors
Q Court
3 Quality Street
Edinburgh
EH4 5BP

Date: .....5|4|2013.............

ASHFORD PROPERTY GROUP LIMITED (REGISTERED NUMBER: SC224103)

ABBREVIATED BALANCE SHEET
31 AUGUST 2012

		31.8.12		31.8.11	
	Notes	£	£	£	£
FIXED ASSETS					
Investments	2		104		104
CURRENT ASSETS					
Debtors	3	2,255,885		2,442,390	
Investments		3,130,000		3,130,000	
Cash at bank		42,543		19,018	
		5,428,428		5,591,408	
CREDITORS					
Amounts falling due within one year	4	2,244,075		2,319,223	
NET CURRENT ASSETS			3,184,353		3,272,185
TOTAL ASSETS LESS CURRENT LIABILITIES			3,184,457		3,272,289
PROVISIONS FOR LIABILITIES			187,986		198,384
NET ASSETS			2,996,471		3,073,905
CAPITAL AND RESERVES					
Called up share capital	5		105		105
Revaluation reserve			1,756,385		1,756,385
Profit and loss account			1,239,981		1,317,415
SHAREHOLDERS' FUNDS			2,996,471		3,073,905

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 5th APRIL 2013 and were signed on its behalf by:

E R Smith - Director

The notes form part of these abbreviated accounts

1. **ACCOUNTING POLICIES**

Basis of preparing the financial statements
In terms of the bank lending facilities which expired on 31 January 2012, the company's bank have continued to provide these amounts on an 'on demand' basis while a managed disposal of the company's properties is undertaken. The disposal of the properties is anticipated at the latest by the first quarter of 2014 and, having regard to estimated disposal values less the associated professional fees and tax liability, the directors consider that the going concern basis remains appropriate. The directors have not decided whether the company will reinvest in further property at that time.

The lending facilities provided to the related party businesses, including those referred to at note 14, have also been placed 'on demand' by the company's bankers while plans are made for the managed disposal of the related parties' properties. The related parties include Ashford Investments LLP who are due the company £2,143,137 on inter business loan account and where the company has entered into a cross guarantee arrangement as disclosed in note 13. With the bank's continuing support, the directors would hope to realise sufficient proceeds to allow the bank facilities and the related party loans to be repaid. The directors consider that the going concern basis therefore remains appropriate and the financial statements do not include the adjustments that would result if the company was unable to continue as a going concern.

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Preparation of consolidated financial statements
The financial statements contain information about Ashford Property Group Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Exemption from preparing a cash flow statement
Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

Turnover
Turnover represents the value of goods and services supplied by the company, excluding value added tax.

Rental income is recognised in respect of the period to which it relates.

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

Although the accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 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.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

A deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all evidence available, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

continued...

2. FIXED ASSET INVESTMENTS

	Investments other than loans £
COST	
At 1 September 2011 and 31 August 2012	104
NET BOOK VALUE	
At 31 August 2012	104
At 31 August 2011	104

The company's investments at the balance sheet date in the share capital of companies include the following:

Ashford Land Limited
Country of incorporation: Scotland
Nature of business: Dormant

Class of shares:	% holding
Ordinary Shares	100.00

	31.8.12 £	31.8.11 £
Aggregate capital and reserves	2	2

Ashford Building & Civil Engineering Limited
Country of incorporation: Scotland
Nature of business: Construction & Property

Class of shares:	% holding
Ordinary Shares	100.00

	31.8.12 £	31.8.11 £
Aggregate capital and reserves	(152,232)	(163,664)
Profit for the year	11,432	24,764

Ashford Estates Limited
Country of incorporation: Scotland
Nature of business: Dormant

Class of shares:	% holding
Ordinary Shares	100.00

	31.8.12 £	31.8.11 £
Aggregate capital and reserves	2	2

3. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

The aggregate total of debtors falling due after more than one year is £2,143,137.

continued...

4. CREDITORS

Creditors include an amount of £2,039,606 (31.8.11 - £2,100,000) for which security has been given.

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.8.12 £	31.8.11 £
105	Ordinary	£1	105	105