Company Registration No. 02193207 (England and Wales)

SINGLETON ESTATES LIMITED

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2009

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SINGLETON ESTATES LIMITED

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SINGLETON ESTATES LIMITED

INDEPENDENT AUDITORS' REPORT TO SINGLETON 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 Singleton Estates Limited for the year 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 the director and auditors

The director is 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.

Champion Accountants LLP

Champion Accountants LLP

25 September 2009

Chartered Accountants
Registered Auditor

54 Caunce Street
Blackpool
Lancashire
FY1 3LJ

SINGLETON ESTATES LIMITED

ABBREVIATED BALANCE SHEET

AS AT 31 MARCH 2009

	Notes	2009 £	£	2008 £	£
Fixed assets					
Tangible assets	2		5,257,000		7,463,067
Current assets					
Debtors		4,384		7,891	
		4,384		7,891	
Creditors: amounts falling due within one year		(790,549)		(1,716,405)	
Net current liabilities			(786,165)		(1,708,514)
Total assets less current liabilities			4,470,835		5,754,553
Creditors: amounts falling due after more than one year	3		(2,287,221)		(3,266,107)
			2,183,614		2,488,446
Capital and reserves					
Called up share capital	4		2		2
Revaluation reserve			122,781		894,899
Profit and loss account			2,060,831		1,593,545
Shareholders' funds			2,183,614		2,488,446

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 25 September 2009

T Rowe
Director

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR 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 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents amounts receivable for rent net of VAT as applicable.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation.

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the 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 director 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.

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2009

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 April 2008	7,784,157
Revaluation	(510,000)
Disposals	(1,768,251)
At 1 April 2008 & at 31 March 2009	5,505,906
Depreciation	
At 1 April 2008	321,090
On disposals	(72,184)
At 1 April 2008 & at 31 March 2009	248,906
Net book value	
At 31 March 2009	5,257,000
At 31 March 2008	7,463,067

3 Creditors: amounts falling due after more than one year

	2009 £	2008 £
Analysis of loans repayable in more than five years		
Total amounts repayable by instalments which are due in more than five years	1,658,360	2,014,055

The aggregate amount of creditors for which security has been given amounted to £2,444,436 (2008 - £3,579,120).

4 Share capital

	2009 £	2008 £
Authorised		
2 Ordinary shares of £1 each	2	2
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	2	2