

Abbreviated Accounts for the Year Ended 31 March 2009

for

Metropolitan & Country Land & Estate
Company Limited

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COMPANIES HOUSE

**Metropolitan & Country Land & Estate
Company Limited**

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for the Year Ended 31 March 2009**

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**Metropolitan & Country Land & Estate
Company Limited**

**Company Information
for the Year Ended 31 March 2009**

DIRECTORS:

C B Saxton
P P W Smith
T M Watson
B M G Patterson

SECRETARY:

C B Saxton

REGISTERED OFFICE:

67 Westow Street
Upper Norwood
London
SE19 3RW

REGISTERED NUMBER:

00301310 (England and Wales)

AUDITORS:

Thornton Springer LLP
Chartered Accountants
Registered Auditors
67 Westow Street
Upper Norwood
London
SE19 3RW

Report of the Independent Auditors to
Metropolitan & Country Land & Estate
Company Limited
Under Section 247B of the Companies Act 1985

We have examined the abbreviated accounts set out on pages three to four, together with the financial statements of Metropolitan & Country Land & Estate Company 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 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 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.

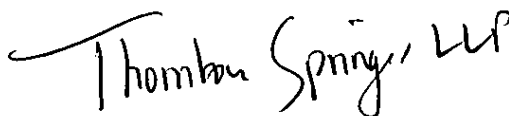
Basis of opinion

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 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.

Thornton Springer LLP
Chartered Accountants
Registered Auditors
67 Westow Street
Upper Norwood
London
SE19 3RW



Date: 28 SEP 2009

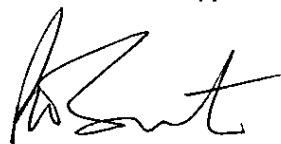
**Metropolitan & Country Land & Estate
Company Limited**

**Abbreviated Balance Sheet
31 March 2009**

	Notes	31.3.09 £	£	31.3.08 £	£
FIXED ASSETS					
Investments	2		8,745,000		10,770,000
CURRENT ASSETS					
Debtors		101,629		99,217	
Cash at bank		1,238,283		976,716	
		<u>1,339,912</u>		<u>1,075,933</u>	
CREDITORS					
Amounts falling due within one year		<u>181,484</u>		<u>269,506</u>	
NET CURRENT ASSETS			<u>1,158,428</u>		<u>806,427</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>9,903,428</u>		<u>11,576,427</u>
CAPITAL AND RESERVES					
Called up share capital	3		24,000		24,000
Revaluation reserve			8,068,482		10,087,884
Profit and loss account			<u>1,810,946</u>		<u>1,464,543</u>
SHAREHOLDERS' FUNDS			<u>9,903,428</u>		<u>11,576,427</u>

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

The financial statements were approved by the Board of Directors on 15/3/2009 and were signed on its behalf by:



.....
Director



.....
Director

The notes form part of these abbreviated accounts

**Metropolitan & Country Land & Estate
Company Limited**

**Notes to the Abbreviated Accounts
for the Year Ended 31 March 2009**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Freehold Properties

These are held as investment properties and are stated at market value. Cost of additions is reduced by the amount of government grants receivable. No depreciation is provided.

Rental Income

This is brought into account on an accruals basis.

Repairs & Renewals

These costs are charged to revenue as they are incurred.

2. FIXED ASSET INVESTMENTS

	Investments other than loans £
COST OR VALUATION	
At 1 April 2008	10,770,000
Additions	1,000
Disposals	(270,000)
Revaluations	(1,756,000)
At 31 March 2009	8,745,000
NET BOOK VALUE	
At 31 March 2009	8,745,000
At 31 March 2008	10,770,000

3. CALLED UP SHARE CAPITAL

Authorised:				
Number:	Class:	Nominal value:	31.3.09 £	31.3.08 £
25,000	Ordinary Shares	£1.00	25,000	25,000
Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.3.09 £	31.3.08 £
24,000	Ordinary Shares	£1.00	24,000	24,000