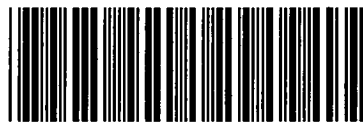


Abbreviated Accounts for the Year Ended 31 March 2014

for

Metropolitan & Country Land & Estate
Company Limited

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COMPANIES HOUSE

**Metropolitan & Country Land & Estate
Company Limited (Registered number: 00301310)**

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for the Year Ended 31 March 2014**

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

**Company Information
for the Year Ended 31 March 2014**

DIRECTORS:

P P W Smith
B M G Patterson
Mrs A D Patterson
Mrs K Blythe

REGISTERED OFFICE:

67 Westow Street
Upper Norwood
London
SE19 3RW

REGISTERED NUMBER:

00301310 (England and Wales)

AUDITORS:

Thornton Springer LLP
Chartered Accountants
Statutory Auditor
67 Westow Street
London
United Kingdom
SE19 3RW

Report of the Independent Auditors to
Metropolitan & Country Land & Estate
Company Limited
Under Section 449 of the Companies Act 2006

We have examined the abbreviated accounts set out on pages three to four, together with the full financial statements of Metropolitan & Country Land & Estate Company Limited for the year ended 31 March 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.

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.

P L Wallyn (Senior Statutory Auditor)
for and on behalf of Thornton Springer LLP
Chartered Accountants
Statutory Auditor
67 Westow Street
London
United Kingdom
SE19 3RW

Date: 31st DEC 2014

**Metropolitan & Country Land & Estate
Company Limited (Registered number: 00301310)**

**Abbreviated Balance Sheet
31 March 2014**

	Notes	31.3.14 £	31.3.13 £
FIXED ASSETS			
Investments	2	18,520,500	14,915,000
CURRENT ASSETS			
Debtors		173,278	149,058
Cash at bank		182,144	239,904
		355,422	388,962
CREDITORS			
Amounts falling due within one year		(159,988)	(147,183)
NET CURRENT ASSETS		195,434	241,779
TOTAL ASSETS LESS CURRENT LIABILITIES		18,715,934	15,156,779
CAPITAL AND RESERVES			
Called up share capital	3	24,000	24,000
Revaluation reserve		16,264,653	12,826,482
Profit and loss account		2,427,281	2,306,297
SHAREHOLDERS' FUNDS		18,715,934	15,156,779

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 31st DEC 2014 and were signed on its behalf by:

Amanda Patterson

~~P P W Smith~~ - Director

MRS. AD PATTERSON

B. Patterson

B M G Patterson - Director

The notes form part of these abbreviated accounts

**Notes to the Abbreviated Accounts
for the Year Ended 31 March 2014**

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 April 2008).

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 2013	14,915,000
Additions	167,328
Revaluations	3,438,172
At 31 March 2014	18,520,500
NET BOOK VALUE	
At 31 March 2014	18,520,500
At 31 March 2013	14,915,000

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.14 £	31.3.13 £
24,000	Ordinary Shares	£1.00	<u>24,000</u>	<u>24,000</u>