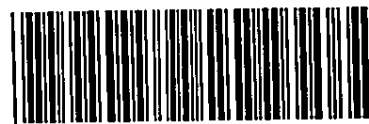


ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 5 APRIL 2011
FOR
POWDERHAM PROPERTIES (TEIGNMOUTH) LTD

MONDAY



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28/11/2011

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COMPANIES HOUSE

POWDERHAM PROPERTIES (TEIGNMOUTH) LTD

**CONTENTS OF THE ABBREVIATED ACCOUNTS
for the Year Ended 5 APRIL 2011**

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POWDERHAM PROPERTIES (TEIGNMOUTH) LTD

COMPANY INFORMATION
for the Year Ended 5 APRIL 2011

DIRECTORS	G J B Hulbert R C Hulbert Mrs Z N Weeks
SECRETARY	Mrs Z N Weeks
REGISTERED OFFICE	21 Orchard Gardens Teignmouth Devon TQ14 8DJ
REGISTERED NUMBER.	729421 (England and Wales)
AUDITORS	AGL Accounting Limited Registered Auditors 21 Orchard Gardens Teignmouth Devon TQ14 8DJ
BANKERS	Barclays Bank Plc 22-23 Wellington Street Teignmouth Devon TQ14 8HP

**REPORT OF THE INDEPENDENT AUDITORS TO
POWDERHAM PROPERTIES (TEIGNMOUTH) LTD
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 Powderham Properties (Teignmouth) Ltd for the year ended 5 April 2011 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

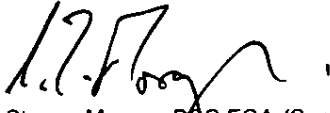
The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated 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.



Steven Morgan BSC FCA (Senior Statutory Auditor)
for and on behalf of AGL Accounting Limited
Registered Auditors
21 Orchard Gardens
Teignmouth
Devon
TQ14 8DJ

Date 24/11/11

POWDERHAM PROPERTIES (TEIGNMOUTH) LTD

**ABBREVIATED BALANCE SHEET
5 APRIL 2011**

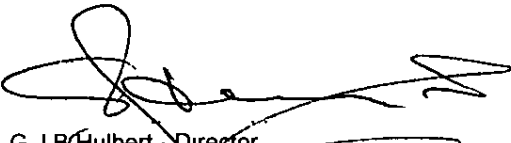
	Notes	5/4/11 £	5/4/10 £
FIXED ASSETS			
Tangible assets	2	7,278,741	7,147,393
CURRENT ASSETS			
Debtors		248,397	218,970
Cash at bank and in hand		120,209	201,842
		<u>368,606</u>	<u>420,812</u>
CREDITORS			
Amounts falling due within one year		<u>157,221</u>	<u>124,361</u>
NET CURRENT ASSETS		<u>211,385</u>	<u>296,451</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>7,490,126</u></u>	<u><u>7,443,844</u></u>
CAPITAL AND RESERVES			
Called up share capital	3	100,000	100,000
Revaluation reserve		5,793,948	5,793,948
Other reserves		47,932	47,932
Profit and loss account		<u>1,548,246</u>	<u>1,501,964</u>
SHAREHOLDERS' FUNDS		<u><u>7,490,126</u></u>	<u><u>7,443,844</u></u>

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 its behalf by

24/11/11

and were signed on


G J B Hulbert - Director

The notes form part of these abbreviated accounts

POWDERHAM PROPERTIES (TEIGNMOUTH) LTD

**NOTES TO THE ABBREVIATED ACCOUNTS
for the Year Ended 5 APRIL 2011**

1 ACCOUNTING POLICIES

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)

Turnover

The turnover shown in the profit and loss account represents rent due in the year

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Furniture and equipment	- 10% on cost
Motor vehicles	- 12 5% on cost
Office equipment	- 10% on cost

Deferred tax

Deferred tax is recognised and accounted for on an undiscounted basis in respect of all timing differences that have originated at the balance sheet date

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year

This is in accordance with the FRSE which, unlike schedule 1 to the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provision of the Act is required in order to give a true and fair view.

Fixed assets

All fixed assets are initially recorded at cost

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 6 April 2010	7,224,842
Additions	132,235
At 5 April 2011	7,357,077
DEPRECIATION	
At 6 April 2010	77,449
Charge for year	887
At 5 April 2011	78,336
NET BOOK VALUE	
At 5 April 2011	7,278,741
At 5 April 2010	7,147,393

3 CALLED UP SHARE CAPITAL

Number	Class	Nominal value £1	5/4/11 £	5/4/10 £
100,000	Ordinary		100,000	100,000