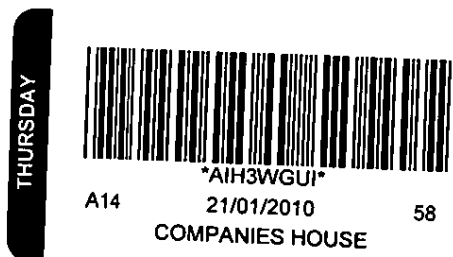


Selecthaven Limited
ABBREVIATED ACCOUNTS
for the year ended
30 June 2009



AUDITOR'S REPORT TO SELECTHAVEN LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Selecthaven Limited for the year ended 30 June 2009 prepared under section 396 of the Companies Act 2006.

Respective responsibilities of directors and auditor

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.

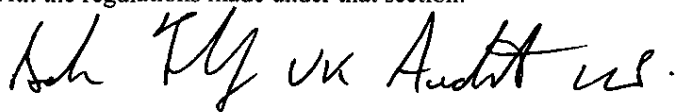
This report, including the opinion, has been prepared for and only for the company for the purpose of section 449 of the Companies Act 2006 and for no other purpose. To the fullest extent permitted by law, we do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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 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.



ANDREW CAPES (Senior Statutory Auditor)

For and on behalf of BAKER TILLY UK AUDIT LLP, Statutory Auditor

Chartered Accountants

Two Humber Quays

Wellington Street West

Hull HU1 2BN

14TH DECEMBER 2009.

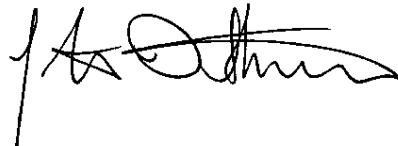
SELECTHAVEN LIMITED**ABBREVIATED BALANCE SHEET****30 June 2009**

		2009	2008
	Notes	£	£
FIXED ASSETS	2		
Tangible assets		46	57
Investments		500	500
		<u>546</u>	<u>557</u>
CURRENT ASSETS			
Stocks		3,126	3,126
Debtors	3	610,260	579,767
		<u>613,386</u>	<u>582,893</u>
CREDITORS amounts falling due within one year	4	157,736	127,352
NET CURRENT ASSETS		<u>455,650</u>	<u>455,541</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>456,196</u>	<u>456,098</u>
CAPITAL AND RESERVES			
Called up equity share capital	5	10,000	10,000
Profit and loss account		446,196	446,098
SHAREHOLDERS' FUNDS		<u>456,196</u>	<u>456,098</u>

These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The abbreviated accounts on pages 2 to 5 were approved by the Board of Directors and authorised for issue on 11.12.09 and are signed on their behalf by:

J D Atkinson
Director



SELECTHAVEN LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

for the year ended 30 June 2009

1 ACCOUNTING POLICIES

BASIS OF ACCOUNTING

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

Turnover is recognised at the fair value of the consideration received or receivable for sale of goods and services in the ordinary nature of the business. Turnover is shown net of Value Added Tax, of goods and services provided to customers and, in the case of long term contracts, credit is taken appropriate to the stage of completion when the outcome of the contract can be ascertained with reasonable certainty.

FIXED ASSETS

All fixed assets are initially recorded at cost.

DEPRECIATION

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Plant & Machinery - 20% on reducing balance

WORK IN PROGRESS

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

DEFERRED TAXATION

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

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

SELECTHAVEN LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

for the year ended 30 June 2009

1 ACCOUNTING POLICIES *(continued)*

FINANCIAL INSTRUMENTS

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

2 FIXED ASSETS

	Tangible Assets £	Investments £	Total £
Cost			
At 1 July 2008 and 30 June 2009	<u>216</u>	<u>500</u>	<u>716</u>
Depreciation			
At 1 July 2008	159	—	159
Charge for year	<u>11</u>	<u>—</u>	<u>11</u>
At 30 June 2009	<u>170</u>	<u>—</u>	<u>170</u>
Net book value			
At 30 June 2009	<u>46</u>	<u>500</u>	<u>546</u>
At 30 June 2008	<u>57</u>	<u>500</u>	<u>557</u>

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

Newstead Developments Limited

Nature of business: Property Developers

	% Holding		
Class of shares:	50.00		
£1 Ordinary		30.4.09	30.4.08
		£	£
Aggregate capital and reserves		69,388	71,342
Loss for the year		(1,954)	(1,064)

3 DEBTORS

Debtors include amounts of £500,000 (2008 - £500,000) falling due after more than one year.

SELECTHAVEN LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

for the year ended 30 June 2009

4 CREDITORS amounts falling due within one year

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	2009	2008
	£	£
Bank loans and overdrafts	<u>18,980</u>	<u>70,861</u>

5 SHARE CAPITAL

	2009	2008
	£	£
Allotted, called up and fully paid: 10,000 Ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>

6 ULTIMATE PARENT COMPANY

Broadmanor Limited, which operates in the United Kingdom, is regarded by directors as being the company's ultimate holding company.