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DIRECTORS REPORT AND ACCOUNTS

HORNCastle PROPERTIES LIMITED

2027226

31 March 2009



HORNCastle PROPERTIES LIMITED

DIRECTORS' REPORT

Directors: A N Horncastle
 D C Watson

Secretary: C D Horncastle

Registered Office: Holderness House
 36 Market Place
 South Cave
 Brough
 East Yorkshire
 HU15 2AT

The directors present their report for the year ended 31 March 2009.

ACCOUNTS AND ACTIVITIES

The directors' submit the unaudited accounts for the company for the year ended 31 March 2009.

The company has not traded during the year and therefore the accounts consist of a balance sheet only.

DIRECTORS

The present directors of the company are Mr A N Horncastle, and Mr D C Watson. Mr D C Watson retires by rotation and being eligible, offers himself for re-election.

DIRECTORS' INTERESTS

The directors have no beneficial interest in the shares of the company. Mr A N Horncastle is a director of the holding company Horncastle Group Plc in whose accounts his interest in that company is shown.

COMPANY SECRETARY

The company secretary is Mrs C D Horncastle.

By order of the board



C D Horncastle
Secretary

14 September 2009.

HORNCastle PROPERTIES LIMITED

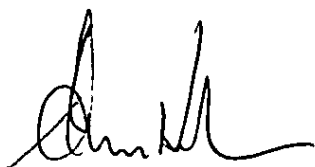
BALANCE SHEET - 31 March 2009

	Note	2009 £	2008 £
CURRENT ASSETS			
Debtors		2	2
		---	---
TOTAL ASSETS LESS CURRENT LIABILITIES		2	2
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CAPITAL AND RESERVES			
Called up share capital	2	2	2
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		2	2
		---	---

For the year ended 31 March 2009 the company was entitled to exemption under Section 249aa(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249b(2).

The director's acknowledge their responsibility for: (i) Ensuring the company keeps accounting records which comply with section 221; and (ii) Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.



A N Horncastle
Director

14 September 2009

HORNCastle PROPERTIES LIMITED

NOTES ON THE ACCOUNTS - 31 March 2009

1. ACCOUNTING POLICIES

Accounting convention

The accounts are prepared under the historical cost convention.

2. CALLED UP SHARE CAPITAL

At 31 March 2009 and 2008 the share capital of the company was:

	Authorised	Allotted and fully paid
	£	£
Ordinary shares of £1 each	100	2
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3. PROFIT AND LOSS ACCOUNT

No profit and loss account has been prepared as the company has not traded during the year.

4. ULTIMATE HOLDING COMPANY

The company's ultimate holding company is Horncastle Group Plc which is incorporated in Great Britain.