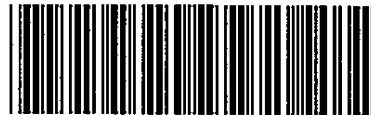


Company Registration No 03806921 (England and Wales)

DIALGREEN ESTATES LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 JULY 2011

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COMPANIES HOUSE

DIALGREEN ESTATES LIMITED

CONTENTS

	Page
Independent auditors' report	1
Abbreviated balance sheet	2 - 3
Notes to the abbreviated accounts	4 - 5

DIALGREEN ESTATES LIMITED

INDEPENDENT AUDITORS' REPORT TO DIALGREEN ESTATES 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 Dialgreen Estates Limited for the year ended 31 July 2011 prepared under section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Chapter 10 of Part 15 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.

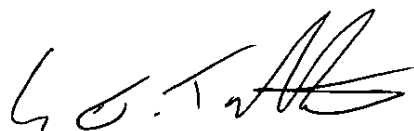
Respective responsibilities of the director and auditors

The director is 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.

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.



Simon Justin Toghil (Senior Statutory Auditor)
for and on behalf of Evans Mockler Limited

1 June 2012

Highstone House
165 High Street
Barnet, Herts
EN5 5SU

DIALGREEN ESTATES LIMITED

ABBREVIATED BALANCE SHEET

AS AT 31 JULY 2011

	Notes	2011 £	£	2010 £	£
Fixed assets					
Tangible assets	2	8,787,296		9,182,810	
Current assets					
Debtors		208,454		148,273	
Cash at bank and in hand		11,959		10,257	
		<u>220,413</u>		<u>158,530</u>	
Creditors: amounts falling due within one year		<u>(404,302)</u>		<u>(328,024)</u>	
Net current liabilities		<u>(183,889)</u>		<u>(169,494)</u>	
Total assets less current liabilities		8,603,407		9,013,316	
Creditors: amounts falling due after more than one year	3	(3,977,234)		(4,090,639)	
Provisions for liabilities		<u>(3,847)</u>		<u>(4,811)</u>	
		<u>4,622,326</u>		<u>4,917,866</u>	
Capital and reserves					
Called up share capital	4	100		100	
Revaluation reserve		3,972,705		4,367,704	
Profit and loss account		649,521		550,062	
Shareholders' funds		<u>4,622,326</u>		<u>4,917,866</u>	

DIALGREEN ESTATES LIMITED

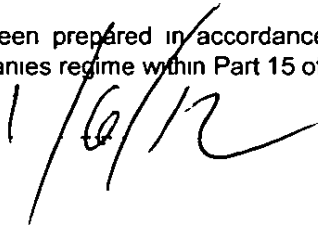
ABBREVIATED BALANCE SHEET

AS AT 31 JULY 2011

These abbreviated accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006

Approved by the Board for issue on

F Burke
Director

A large, stylized handwritten signature in black ink, appearing to be 'F Burke', written over a horizontal line.A handwritten date '1/6/12' in black ink, written diagonally.

DIALGREEN ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 JULY 2011

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows

Plant and machinery	25% Reducing balance
Fixtures, fittings & equipment	25% Reducing balance

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

DIALGREEN ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 JULY 2011

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 August 2010	9,219,777
Additions	7,438
Revaluation	(395,000)
At 31 July 2011	<u>8,832,215</u>
Depreciation	
At 1 August 2010	36,967
Charge for the year	7,952
At 31 July 2011	<u>44,919</u>
Net book value	
At 31 July 2011	<u><u>8,787,296</u></u>
At 31 July 2010	<u><u>9,182,810</u></u>

3 Creditors amounts falling due after more than one year

	2011 £	2010 £
Bank loans	<u>3,977,234</u>	<u>4,090,639</u>
Analysis of loans		
Not wholly repayable within five years by instalments	<u>3,977,234</u>	<u>4,090,639</u>
	<u><u>3,977,234</u></u>	<u><u>4,090,639</u></u>

Bank loans of £3,977,234 from the Bank Of Cyprus are secured on the properties included in investment properties

4 Share capital

	2011 £	2010 £
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>