

GRAND UNION TWYMILL DEVELOPMENTS LIMITED

ABBREVIATED FINANCIAL STATEMENTS

FOR THE PERIOD

16TH DECEMBER 1999 TO 30TH SEPTEMBER 2000

Wilkinson and Company
Registered Auditors
136 - 140 Bedford Road
Kempston
Bedford
Beds MK42 8BH



GRAND UNION TWYMILL DEVELOPMENTS LIMITED

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FOR THE PERIOD 16TH DECEMBER 1999 TO 30TH SEPTEMBER 2000**

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GRAND UNION TWYMILL DEVELOPMENTS LIMITED

**COMPANY INFORMATION
FOR THE PERIOD 16TH DECEMBER 1999 TO 30TH SEPTEMBER 2000**

DIRECTORS:

C T Lousada
P J Neill
N Kneale

SECRETARY:

M C Jones

REGISTERED OFFICE:

Barton House
Rectory Lane
Meonstoke
Southampton
Hants SO32 3NF

REGISTERED NUMBER:

3898521 (England and Wales)

AUDITORS:

Wilkinson and Company
Registered Auditors
136 - 140 Bedford Road
Kempston
Bedford
Beds MK42 8BH

BANKERS:

Nat West Bank Plc
Trinity Gardens
9 - 11 Bromham Road
Bedford
Beds MK40 2UQ

SOLICITORS:

Woodfine Batcheldor
16 St Cuthberts Street
Bedford
Beds MK40 9JG

GRAND UNION TWYMILL DEVELOPMENTS LIMITED

**REPORT OF THE AUDITORS TO
GRAND UNION TWYMILL DEVELOPMENTS LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated financial statements on pages three to four, together with the full financial statements of the company for the period ended 30th September 2000 prepared under Section 226 of the Companies Act 1985.

Respective responsibilities of directors and auditors

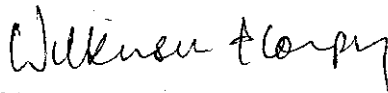
The directors are responsible for preparing the abbreviated financial statements in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated financial statements prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the financial statements to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

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 financial statements and that the abbreviated financial statements to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated financial statements prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated financial statements on pages three to four are properly prepared in accordance with those provisions.



Wilkinson and Company
Registered Auditors
136 - 140 Bedford Road
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Dated: 14 March 01

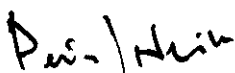
GRAND UNION TWYMILL DEVELOPMENTS LIMITED

**ABBREVIATED BALANCE SHEET
30TH SEPTEMBER 2000**

	Notes	£	£
FIXED ASSETS:			
Tangible assets	2		900,000
CURRENT ASSETS:			
Debtors		14,960	
CREDITORS: Amounts falling due within one year	3	<u>267,914</u>	
NET CURRENT LIABILITIES:			<u>(252,954)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES:			<u><u>£647,046</u></u>
CAPITAL AND RESERVES:			
Called up share capital	4		12,000
Revaluation reserve			641,160
Profit and loss account			<u>(6,114)</u>
SHAREHOLDERS' FUNDS:			<u><u>£647,046</u></u>

These abbreviated financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

ON BEHALF OF THE BOARD:


.....
- DIRECTOR


.....
- DIRECTOR

Approved by the Board on 13/03/2001

The notes form part of these financial statements

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS
FOR THE PERIOD 16TH DECEMBER 1999 TO 30TH SEPTEMBER 2000**

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 March 2000).

Tangible fixed assets

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

Deferred taxation

Provision is made at current rates for taxation deferred in respect of all material timing differences except to the extent that, in the opinion of the directors, there is reasonable probability that the liability will not arise in the foreseeable future.

Investment properties

In accordance with SSAP19 the investment property is stated at open market value and no depreciation is provided thereon.

2. TANGIBLE FIXED ASSETS

	Total
	£
COST OR VALUATION:	
Additions	258,840
Surplus on revaluation	641,160
At 30th September 2000	900,000
NET BOOK VALUE:	
At 30th September 2000	900,000

3. CREDITORS

The following secured debts are included within creditors:

	£
Bank overdrafts	81,807

4. CALLED UP SHARE CAPITAL

Authorised:			
Number:	Class:	Nominal value:	£
500,000	Ordinary	£1	500,000
Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	£
12,000	Ordinary	£1	12,000

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**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS
FOR THE PERIOD 16TH DECEMBER 1999 TO 30TH SEPTEMBER 2000**

5. RELATED PARTY DISCLOSURES

The company acquired all its land and buildings during the period from Fired Earth Limited, a company in which Mr N Kneale, a director, is also a director and holds interests in the share capital. these interests are detailed in the directors report of Fired Earth Limited.

6. DISCLOSURE OF CONTROL

There was no ultimate controlling party during the financial period. The share capital was held equally by Grand Union Properties Limited and Mr N Kneale, a director.