

GRAND UNION TWYMILL DEVELOPMENTS LIMITED
ABBREVIATED AUDITED ACCOUNTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2008

HW, Chartered Accountants
Registered Auditors
136 - 140 Bedford Road
Kempston
Bedford
Beds MK42 8BH

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15/01/2009

COMPANIES HOUSE

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FOR THE YEAR ENDED 30TH SEPTEMBER 2008**

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GRAND UNION TWYMILL DEVELOPMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30TH SEPTEMBER 2008**

DIRECTORS:	C T Lousada N Kneale
SECRETARY:	T M Brook
REGISTERED OFFICE:	Estate Office Crawley Park Husborne Crawley Bedford Bedfordshire MK43 0UU
REGISTERED NUMBER:	3898521 (England and Wales)
AUDITORS:	HW, Chartered Accountants Registered Auditors 136 - 140 Bedford Road Kempston Bedford Beds MK42 8BH
SOLICITORS:	Woodfine Batcheldor 16 St Cuthberts Street Bedford Beds MK40 9JG

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

We have examined the abbreviated accounts set out on pages three to five, together with the financial statements of Grand Union Twymill Developments Limited for the year ended 30th September 2008 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. 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 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 accounts prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

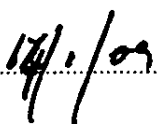
We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on Abbreviated Accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial 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 Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.



HW, Chartered Accountants
Registered Auditors
136 - 140 Bedford Road
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Beds MK42 8BH

Date:  17/1/09

GRAND UNION TWYMILL DEVELOPMENTS LIMITED

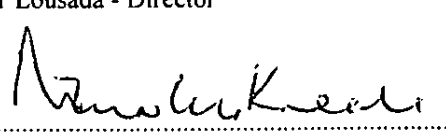
**ABBREVIATED BALANCE SHEET
30TH SEPTEMBER 2008**

	Notes	2008 £	2007 £
FIXED ASSETS			
Tangible assets	2	9,969	13,292
Investment property	3	2,200,000	2,500,000
		<u>2,209,969</u>	<u>2,513,292</u>
CURRENT ASSETS			
Debtors		193,567	103,270
CREDITORS			
Amounts falling due within one year	4	<u>568,533</u>	<u>430,699</u>
NET CURRENT LIABILITIES		<u>(374,966)</u>	<u>(327,429)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,835,003	2,185,863
CREDITORS			
Amounts falling due after more than one year	4	<u>386,511</u>	<u>501,415</u>
NET ASSETS		<u>1,448,492</u>	<u>1,684,448</u>
CAPITAL AND RESERVES			
Called up share capital	5	12,000	12,000
Revaluation reserve		1,520,881	1,820,881
Profit and loss account		<u>(84,389)</u>	<u>(148,433)</u>
SHAREHOLDERS' FUNDS		<u>1,448,492</u>	<u>1,684,448</u>

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

The financial statements were approved by the Board of Directors on 05/07/2009 and were signed on its behalf by:


C T Lousada - Director


N Kneale - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2008**

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 January 2007).

Turnover

Turnover represents rents and service charges receivable from tenants of investment properties, stated net of value added tax.

Tangible fixed assets

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

Fixtures and fittings - 25% on reducing balance

Investment property

In accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007) investment property is revalued to its open market value at the balance sheet date, with any surplus or deficit on revaluation being transferred to the revaluation reserve.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. No provision is made for taxation on permanent differences or on revaluation of fixed assets, except where there is a binding contract for sale at the year end and the asset has been revalued to selling price.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1st October 2007	
and 30th September 2008	64,284
DEPRECIATION	
At 1st October 2007	50,992
Charge for year	3,323
At 30th September 2008	54,315
NET BOOK VALUE	
At 30th September 2008	9,969
At 30th September 2007	13,292

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2008

3. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1st October 2007	2,500,000
Revaluations	(300,000)
At 30th September 2008	2,200,000
NET BOOK VALUE	
At 30th September 2008	2,200,000
At 30th September 2007	2,500,000

4. CREDITORS

Creditors include an amount of £670,435 (2007 - £673,880) for which security has been given.

5. CALLED UP SHARE CAPITAL

Authorised:				
Number:	Class:	Nominal value:	2008 £	2007 £
500,000	Ordinary	£1	500,000	500,000
Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	2008 £	2007 £
12,000	Ordinary	£1	12,000	12,000

6. TRANSACTIONS WITH DIRECTORS

Mr C T Lousada also acted as insurance agent for the company. During the year he charged property insurance premiums to the company of £7730 (2007 £7,083).