

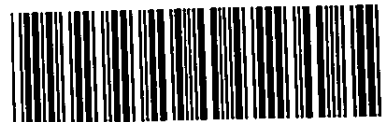
GRAND UNION TWYMILL DEVELOPMENTS LIMITED

ABBREVIATED AUDITED ACCOUNTS

FOR THE YEAR ENDED 30TH SEPTEMBER 2011

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

SATURDAY



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04/02/2012

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COMPANIES HOUSE

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FOR THE YEAR ENDED 30TH SEPTEMBER 2011**

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GRAND UNION TWYMILL DEVELOPMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30TH SEPTEMBER 2011**

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)
SENIOR STATUTORY AUDITOR:	E di Lorenzo FCCA
AUDITORS	HW, Chartered Accountants Statutory 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 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Grand Union Twymill Developments Limited for the year ended 30th September 2011 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 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 directors and auditors

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.

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 to be delivered are properly prepared.

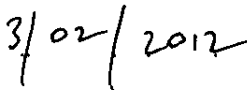
Opinion

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.



E di Lorenzo FCCA (Senior Statutory Auditor)
for and on behalf of HW, Chartered Accountants
Statutory Auditors
136 - 140 Bedford Road
Kempston
Bedford
Beds MK42 8BH

Date



GRAND UNION TWYMILL DEVELOPMENTS LIMITED (REGISTERED NUMBER: 3898521)

**ABBREVIATED BALANCE SHEET
30TH SEPTEMBER 2011**

	Notes	2011 £	2010 £
FIXED ASSETS			
Tangible assets	2	23,409	5,608
Investment property	3	1,800,000	2,200,000
		<u>1,823,409</u>	<u>2,205,608</u>
CURRENT ASSETS			
Debtors		349,886	94,311
Cash at bank		79,537	-
		<u>429,423</u>	<u>94,311</u>
CREDITORS			
Amounts falling due within one year	4	423,669	567,265
NET CURRENT ASSETS/(LIABILITIES)		<u>5,754</u>	<u>(472,954)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,829,163</u>	<u>1,732,654</u>
CREDITORS			
Amounts falling due after more than one year	4	557,004	163,919
NET ASSETS		<u><u>1,272,159</u></u>	<u><u>1,568,735</u></u>
CAPITAL AND RESERVES			
Called up share capital	5	12,000	12,000
Revaluation reserve		1,120,881	1,520,881
Profit and loss account		139,278	35,854
SHAREHOLDERS' FUNDS		<u><u>1,272,159</u></u>	<u><u>1,568,735</u></u>

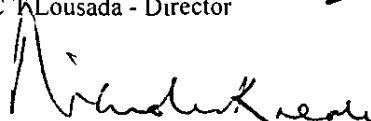
The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The financial statements were approved by the Board of Directors on its behalf by

31/01/2012

and were signed on

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 2011**

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 April 2008)

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

Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 25% on reducing balance

Investment property

In accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) 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 2010	64,284
Additions	23,505
At 30th September 2011	87,789
DEPRECIATION	
At 1st October 2010	58,676
Charge for year	5,704
At 30th September 2011	64,380
NET BOOK VALUE	
At 30th September 2011	23,409
At 30th September 2010	5,608

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2011

3 INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1st October 2010	2,200,000
Revaluations	(400,000)
At 30th September 2011	1,800,000
NET BOOK VALUE	
At 30th September 2011	1,800,000
At 30th September 2010	2,200,000

4 CREDITORS

Creditors include an amount of £687,000 (2010 - £358,873) for which security has been given

5 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	2011 £	2010 £
12,000	Ordinary		12,000	12,000