REGISTERED NUMBER: SC245332 (Scotland)

Abbreviated Unaudited Accounts

for the Year Ended 30 June 2012

for

Hawksnest Properties Ltd

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Hawksnest Properties Ltd

Company Information
for the Year Ended 30 June 2012

DIRECTORS:	J S Gill Mrs T Gill
SECRETARY:	Mrs T Gill
REGISTERED OFFICE:	308 Albert Drive Pollokshields Glasgow GLASGOW G41 5RS
REGISTERED NUMBER:	SC245332 (Scotland)
ACCOUNTANTS:	T B Dunn & Co 308 Albert Drive Pollokshields GLASGOW G41 5RS

Abbreviated Balance Sheet
30 June 2012

	Notes	2012 £	£	2011 £	£
FIXED ASSETS					
Tangible assets	2		273		365
Investment property	3		567,793		567,793
			568,066		568,158
CURRENT ASSETS					
Debtors		545		15,496	
Cash at bank		5,355		6,584	
		5,900		22,080	
CREDITORS					
Amounts falling due within one year	4	99,726		79,948	
NET CURRENT LIABILITIES			(93,826)		(57,868)
TOTAL ASSETS LESS CURRENT LIABILITIES			474,240		510,290
CREDITORS					
Amounts falling due after more than one year	4		359,255		392,897
NET ASSETS			114,985		117,393
CAPITAL AND RESERVES					
Called up share capital	5		100		100
Profit and loss account			114,885		117,293
SHAREHOLDERS' FUNDS			114,985		117,393

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2012.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2012 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these abbreviated accounts

continued...

Abbreviated Balance Sheet - continued
30 June 2012

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 20 December 2012 and were signed on its behalf by:

J S Gill - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts for the Year Ended 30 June 2012

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover
Turnover represents invoiced rental income, excluding 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	- 20% on cost
Fixtures and fittings	- 25% on reducing balance

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a 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, where transactions or events that result in an obligation to pay more or a right to pay less tax in the future have occurred by the balance sheet date with certain limited exceptions.

Deferred tax is calculated on an undiscounted basis at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 July 2011 and 30 June 2012	1,595
DEPRECIATION	
At 1 July 2011	1,230
Charge for year	92
At 30 June 2012	1,322
NET BOOK VALUE	
At 30 June 2012	273
At 30 June 2011	365

continued...

3. INVESTMENT PROPERTY

	Total
	£
COST	
At 1 July 2011	
and 30 June 2012	567,793
NET BOOK VALUE	
At 30 June 2012	567,793
At 30 June 2011	567,793

4. CREDITORS

Creditors include an amount of £ 244,847 (2011 - £ 292,486) for which security has been given.

They also include the following debts falling due in more than five years:

	2012	2011
	£	£
Repayable otherwise than by instalments	150,000	150,000
Repayable by instalments	62,064	96,314
	212,064	246,314

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2012	2011
			£	£
100	Ordinary	£1	100	100

Chartered Accountants' Report to the Board of Directors on the Unaudited Financial Statements of Hawksnest Properties Ltd

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to five) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Hawksnest Properties Ltd for the year ended 30 June 2012 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants of Scotland, we are subject to its ethical and other professional requirements which are detailed at http://www.icas.org.uk/accountspreparationguidance.

This report is made solely to the Board of Directors of Hawksnest Properties Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Hawksnest Properties Ltd and state those matters that we have agreed to state to the Board of Directors of Hawksnest Properties Ltd, as a body, in this report in accordance with the requirements of the Institute of Chartered Accountants of Scotland as detailed at http://www.icas.org.uk/accountspreparationguidance. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Hawksnest Properties Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Hawksnest Properties Ltd. You consider that Hawksnest Properties Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Hawksnest Properties Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

T B Dunn & Co
308 Albert Drive
Pollokshields
GLASGOW
G41 5RS

20 December 2012

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.