

REGISTERED NUMBER: 2141358

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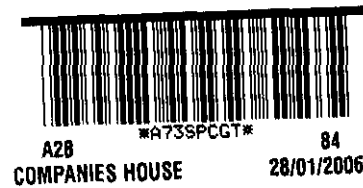
UNAUDITED ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED

31ST MARCH 2005

FOR

UNIQUE ESTATES LIMITED



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FOR THE YEAR ENDED 31ST MARCH 2005**

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UNIQUE ESTATES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2005**

DIRECTOR: G P Courtenay - Evans

SECRETARY: B J Courtenay-Evans

REGISTERED OFFICE: 10 Queensdale Place
London
W11 4SQ

REGISTERED NUMBER: 2141358

ACCOUNTANTS: Keelings Limited
Chartered Accountants
Broad House
1 The Broadway
Old Hatfield
Herts AL9 5BG

SOLICITORS: CVS Solicitors
17 Albemarle Street
London
W1S 4HP

UNIQUE ESTATES LIMITED

ABBREVIATED BALANCE SHEET 31ST MARCH 2005

		2005	2004
	Notes	£	£
CURRENT ASSETS:			
Stocks		127,647	-
CREDITORS: Amounts falling due within one year		743,757	615,605
NET CURRENT LIABILITIES:		(616,110)	(615,605)
TOTAL ASSETS LESS CURRENT LIABILITIES:		<u>£(616,110)</u>	<u>£(615,605)</u>
CAPITAL AND RESERVES:			
Called up share capital	2	100	2
Profit and loss account		(616,210)	(615,607)
SHAREHOLDERS' FUNDS:		<u>£(616,110)</u>	<u>£(615,605)</u>

The company is entitled to exemption from audit under Section 249A(1) of the Companies Act 1985 for the year ended 31st March 2005.

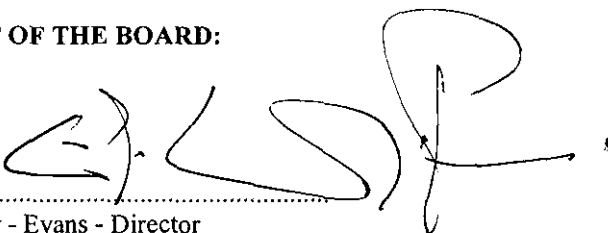
The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2005 in accordance with Section 249B(2) of the Companies Act 1985.

The director acknowledges his responsibilities for:

- ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985 and
- 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 Section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to financial statements, so far as applicable to the company.

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

ON BEHALF OF THE BOARD:

X 

G P Courtenay - Evans - Director

Approved by the Board on 27th January 2006

UNIQUE ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2005

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 June 2002).

Stocks

Stock is valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Stock represents land purchased for development.

2. CALLED UP SHARE CAPITAL

Authorised:

Number:	Class:	Nominal value:	2005 £	2004 £
100	Ordinary	£1	100	100
			==	==

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2005 £	2004 £
100 (2004 - 2)	Ordinary	£1	100	2
			==	==

The following shares were allotted and fully paid for cash at par during the year:

98 Ordinary shares of £1 each

3. TRANSACTIONS WITH DIRECTOR

At 31st March 2005, there are loan balances of £699,704 due from the company to the sole director of the company, Mr G P Courtenay-Evans. The loans are interest free and repayable on demand. Mr G P Courtenay-Evans has confirmed that he will continue to provide financial support to the company through his director's loan account for the foreseeable future.

4. CONTROLLING PARTY

Mr G P Courtenay-Evans and his wife each own 38% of the company's issued share capital and their two daughters each own 12% of the company's issued share capital.

For the purpose of the definitions of Financial Reporting Standard No 8, the company is considered to be under the collective control of the family shareholders.