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Registration number NI 41468

Bradbury Developments (Ireland) Limited**Abbreviated accounts****for the year ended 31 March 2008**DEPARTMENT OF ENTERPRISE
TRADE & INVESTMENT
COMPANIES REGISTRY

30 JAN 2009

COUNTER RECEIVED

Bradbury Developments (Ireland) Limited

Contents

	Page
Auditors' report	1
Abbreviated balance sheet	2
Notes to the financial statements	3

**Independent auditors' report to Bradbury Developments (Ireland) Limited
under Article 255B of the Companies (Northern Ireland) Order 1986**

We have examined the abbreviated accounts set out on pages 2 to 3 together with the financial statements of Bradbury Developments (Ireland) Limited for the year ended 31 March 2008 prepared under Article 234 of the Companies (Northern Ireland) Order 1986.

This report is made solely to the company, in accordance with Article 255B of the Companies (Northern Ireland) Order 1986. 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 auditor's 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 audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the director and the auditors

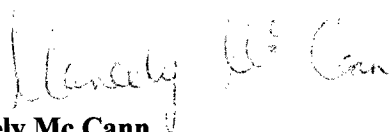
The director is responsible for preparing the abbreviated accounts in accordance with Article 254 of the Companies (Northern Ireland) Order 1986. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Articles 254(5) and (6) of the Order 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 Articles 254(5) and (6) of the Companies (Northern Ireland) Order 1986, and the abbreviated accounts have been properly prepared in accordance with those provisions.



Maneely Mc Cann

Chartered Accountants and Registered Auditors

30 January 2009

Aisling House

50 Stranmillis Embankment

Belfast

BT9 5FL

Bradbury Developments (Ireland) Limited

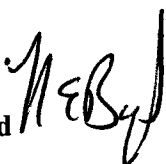
**Abbreviated balance sheet
as at 31 March 2008**

		2008		2007	
	Notes	£	£	£	£
Current assets					
Stocks		2,889,389		2,679,726	
Debtors		10,407		55,669	
Cash at bank and in hand		10,368		-	
		<u>2,910,164</u>		<u>2,735,395</u>	
Creditors: amounts falling due within one year		<u>(3,137,959)</u>		<u>(2,866,893)</u>	
Net current liabilities			<u>(227,795)</u>		<u>(131,498)</u>
Total assets less current liabilities			<u>(227,795)</u>		<u>(131,498)</u>
Creditors: amounts falling due after more than one year			<u>(30,000)</u>		<u>(30,000)</u>
Deficiency of assets			<u>(257,795)</u>		<u>(161,498)</u>
Capital and reserves					
Called up share capital	2		<u>2</u>		<u>2</u>
Profit and loss account			<u>(257,797)</u>		<u>(161,500)</u>
Shareholders' funds			<u>(257,795)</u>		<u>(161,498)</u>

In preparing these abbreviated accounts we have relied on the exemptions for individual financial statements conferred by Section A of Part I of Schedule 8 of the Companies (Northern Ireland) Order 1986 on the grounds that the company is entitled to the benefit of those exemptions as a small sized company.

The abbreviated accounts were approved by the Board on 30 January 2009 and signed on its behalf by

Frank Boyd
Director



The notes on page 3 form an integral part of these financial statements.

Bradbury Developments (Ireland) Limited

Notes to the abbreviated financial statements for the year ended 31 March 2008

1. Accounting policies

1.1. Accounting convention

The accounts are prepared under the historical cost convention and comply with financial reporting standards of the Accounting Standards Board.

The company has taken advantage of the exemption in FRS1 from the requirement to produce a cashflow statement because it is a small company.

1.2. Turnover

Turnover represents the total invoice value, excluding value added tax, of sales made during the year.

1.3. Stock and work in progress

Work in progress is valued at the lower of cost and net realisable value.

2. Share capital

	2008	2007
	£	£
Authorised equity		
10,000,000 Ordinary shares of £1 each	10,000,000	10,000,000
	<hr/>	<hr/>
Allotted, called up and fully paid equity		
2 Ordinary shares of £1 each	2	2
	<hr/>	<hr/>

3. Ultimate parent undertaking

The company is a wholly owned subsidiary of Killultagh Properties Ltd, a company which is incorporated in Northern Ireland.

4. Going concern

These financial statements have been prepared on the going concern basis, notwithstanding the fact that the company had net current liabilities of £227,795 and a net shareholders' deficiency of £257,795 at the balance sheet.

The company is in the initial stages of the development of a commercial property site and accordingly losses in this initial period are anticipated. The director has considered future financial projections, future cashflows and the open market value of land and trading properties and are confident that the company will continue to trade for the foreseeable future. The director has obtained support from the company's bankers and from the parent company. Accordingly, the director considers it appropriate that the financial statements for the period ended 31 March 2008 are prepared on a going concern basis.