

Registered Number 02141358

UNIQUE ESTATES LIMITED

Abbreviated Accounts

31 March 2008

UNIQUE ESTATES LIMITED

Registered Number 02141358

Balance Sheet as at 31 March 2008

	Notes	2008 £	£	2007 £	£
Current assets					
Stocks	2	127,647		127,647	
Total current assets		<u>127,647</u>		<u>127,647</u>	
Creditors: amounts falling due within one year	3	(756,074)		(751,452)	
Net current assets	4	(628,427)		(623,805)	
Total assets less current liabilities		<u>(628,427)</u>		<u>(623,805)</u>	
 Total net Assets (liabilities)		 (628,427)		 (623,805)	
Capital and reserves					
Called up share capital	5	100		100	
Profit and loss account	6	<u>(628,527)</u>		<u>(623,905)</u>	
Shareholders funds		<u>(628,427)</u>		<u>(623,805)</u>	

- a. For the year ending 31 March 2008 the company was entitled to exemption under section 249A(1) of the Companies Act 1985.
- b. The members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985
- c. The directors acknowledge their responsibility for:
 - i. ensuring the company keeps accounting records which comply with Section 221; and
 - ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.
- d. The accounts have been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to small companies

Approved by the board on 31 December 2008

And signed on their behalf by:
G P Courtenay-Evans, Director

This document was delivered using electronic communications and authenticated in accordance with section 707B(2) of the Companies Act 1985.

Notes to the abbreviated accounts

For the year ending 31 March 2008

1 Accounting policies

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standards for Small Entities (effective January 2005)

Turnover

There was no turnover in the year to 31st March 2008.

2 Stocks

Stocks include land purchased for development at cost. The land purchased for development represents a half share in land purchased at Henllan, Llandysul. The property is jointly owned with Jennings Developments Ltd, a company incorporated in England and Wales.

3 Creditors: amounts falling due within one year

	2008	2007
	£	£
Trade creditors	151	151
Other creditors	<u>755,923</u>	<u>751,301</u>
	756,074	751,452

4 Net current assets**5 Share capital**

	2008	2007
	£	£
Authorised share capital:		
100 Ordinary of £1.00 each	100	100
Allotted, called up and fully paid:		
100 Ordinary of £1.00 each	100	100

6 Profit and loss account

The operating loss is stated after charging Director's emoluments and other benefits of £Nil.

7 Transactions with directors

At 31st March 2008, there are loan balances of £572,057 due from the company to the sole director of the company, Mr G P Courtenay-Evans and joint loan balances of £140,281 due from the company to Mr G PCourtenay-Evans and Mrs B J 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.

8 Related party disclosures

There are no other related part disclosures at 31st March 2008.

9 Income from participating interests

The net deficit from participating interest represents the company's 50% interest in EJ Developments, the joint venture between Unique Estates Ltd and Jennings Developments Ltd.