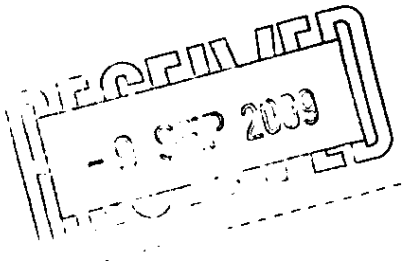
COMPANY REGISTRATION NUMBER 1350091



Registrar

Elliot Property Investment Company Limited

Abbreviated Accounts

27 January 2009

CONWAY FIELDEN GOUGH
Chartered Accountants
Colne House
Guithavon Street
Witham
Essex
CM8 1BL

Elliot Property Investment Company Limited

Abbreviated Accounts

Year Ended 27 January 2009

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Elliot Property Investment Company Limited

Accountants' Report to the Directors of Elliot Property Investment Company Limited

Year Ended 27 January 2009

As described on the balance sheet, the directors of the company are responsible for the preparation of the financial statements for the year ended 27 January 2009, set out on pages 4 to 9.

You consider that the company is exempt from an audit under the Companies Act 1985.

In accordance with your instructions we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Conway Fielden Gough

CONWAY FIELDEN GOUGH
Chartered Accountants

Colne House
Guithavon Street
Witham
Essex
CM8 1BL

9.9.09

Elliot Property Investment Company Limited

Abbreviated Balance Sheet
27 January 2009

	Note	2009 £	2008 £
Fixed Assets	2		
Tangible assets		-	714
Investments		**446,595**	446,595
		446,595	447,309
Current Assets			
Debtors	**31,595**		36,840
Cash at bank and in hand	**51,950**		10,352
	83,545		47,192
Creditors: Amounts Falling due Within One Year	**103,480**		105,869
Net Current Liabilities		**(19,935)**	(58,677)
Total Assets Less Current Liabilities		**426,660**	388,632
Creditors: Amounts Falling due after More than One Year		**238,053**	196,066
		188,607	192,566
Capital and Reserves			
Called-up equity share capital	4	**9**	9
Profit and loss account		**188,598**	192,557
Shareholders' Funds		**188,607**	192,566

The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 1985 (the Act) relating to the audit of the financial statements for the year by virtue of section 249A(1), and that no member or members have requested an audit pursuant to section 249B(2) of the Act.

The directors acknowledge their responsibilities for:

(i) ensuring that the company keeps proper accounting records which comply with section 221 of the Act, and

(ii) preparing financial statements 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 Act relating to financial statements, so far as applicable to the company.

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

These abbreviated accounts were approved by the directors and authorised for issue on .....31/9/09....., and are signed on their behalf by:

Mr R D E Hay .....
Director

The notes on pages 3 to 4 form part of these abbreviated accounts.

Elliot Property Investment Company Limited
Notes to the Abbreviated Accounts
Year Ended 27 January 2009

1. Accounting Policies

Basis of Accounting
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Turnover
The turnover shown in the profit and loss account represents amounts invoiced during the year.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

Fixed Assets
All fixed assets are initially recorded at cost.

Depreciation
Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:
Plant & Machinery - 33% straight line

Financial Instruments
Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

2. Fixed Assets

	Tangible Assets £	Investments £	Total £
Cost			
At 28 January 2008 and 27 January 2009	**6,694**	**446,595**	**453,289**
Depreciation			
At 28 January 2008	**5,980**	–	**5,980**
Charge for year	**714**	–	**714**
At 27 January 2009	**6,694**	–	**6,694**
Net Book Value			
At 27 January 2009	–	**446,595**	**446,595**
At 27 January 2008	714	446,595	447,309

The directors Value the properties annually on the basis of open market value. Their valuation at 27 January 2009 was £638,650 (2007:£704,650).

3. Transactions With the Directors

No transactions with related parties were undertaken such as are required to be disclosed under Financial Reporting Standard for Smaller Entities (effective January 2007).

4. Share Capital

Authorised share capital:

	2009	2008
	£	£
100 Ordinary shares of £1 each	**100**	100

Allotted, called up and fully paid:

	2009		2008	
	No	**£**	No	£
Ordinary shares of £1 each	**9**	**9**	9	9