

OFFICE COPY

LONDON & WESSEX ESTATES LIMITED

**ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED
31 DECEMBER 2000**

INDEPENDENT AUDITOR'S REPORT TO LONDON & WESSEX ESTATES LIMITED
Under section 247B of the Companies Act 1985

I have examined the abbreviated accounts of London & Wessex Estates Limited for the period ended 31 December 2000 set out on pages 2 to 4, together with the financial statements of the company for the period ended 31 December 2000 prepared under section 226 of the Companies Act 1985.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

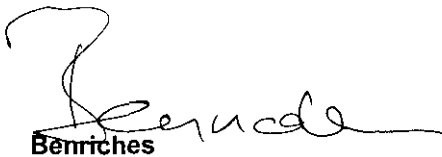
The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is my responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246 (5) and (6) of the Act to the registrar and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report my opinion to you.

BASIS OF AUDIT OPINION

I have carried out the procedures I 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. The scope of my work for the purpose of this report did not include examining or dealing with events after the date of my report on the financial statements.

OPINION

In my opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246 (5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 4 are properly prepared in accordance with those provisions.



Benriches

Chartered Accountants
Registered Auditors

1 Reef House
Coral Row
Plantation Wharf
London SW11 3UF

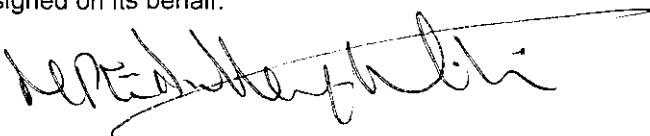
16 October 2001

LONDON & WESSEX ESTATES LIMITED

ABBREVIATED BALANCE SHEET
As at 31 December 2000

	Note	31 December 2000		30 June 1999	
		£	£	£	£
FIXED ASSETS					
Investments	2		202		200
CURRENT ASSETS					
Stocks		1,250,000		1,310,748	
Debtors		335,477		333,096	
Cash at bank		-		57,461	
		<u>1,585,477</u>		<u>1,701,305</u>	
CREDITORS: amounts falling due within one year	3	<u>(1,665,979)</u>		<u>(1,724,752)</u>	
NET CURRENT LIABILITIES			<u>(80,502)</u>		<u>(23,447)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>£ (80,300)</u>		<u>£ (23,247)</u>
CAPITAL AND RESERVES					
Called up share capital	4		50,000		50,000
Profit and loss account			(130,300)		(73,247)
SHAREHOLDERS' FUNDS			<u>£ (80,300)</u>		<u>£ (23,247)</u>

The abbreviated accounts, which have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 applicable to small companies, were approved by the board on 16 October 2001 and signed on its behalf.



M P E Dudley-Williams
Director

The notes on pages 3 to 4 form part of these financial statements.

NOTES TO THE ABBREVIATED ACCOUNTS
For the period ended 31 December 2000

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

The company is exempt from the requirement to prepare group accounts by virtue of section 248 of the Companies Act 1985. These financial statements therefore present information about the company as an individual undertaking and not about its group.

1.2 Cash flow

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective March 2000).

1.3 Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, exclusive of Value Added Tax and trade discounts.

1.4 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2. FIXED ASSET INVESTMENTS

	£
Cost	
At 1 July 1999	200
Additions	2
	<hr/>
At 31 December 2000	£ 202
	<hr/>

Subsidiary undertakings

The following were subsidiary undertakings of the company:

London and Wessex (Fore Street) Limited	Property Investment
London and Wessex Properties Limited	Property Investment
London and Wessex Investments Limited	Dormant

The aggregate of the share capital and reserves as at 31 December 2000 and of the profit or loss for the period ended on that date for the subsidiary undertakings were as follows:

	Aggregate of share capital and reserves	Profit/(loss)
	£	£
London and Wessex (Fore Street) Limited	72,130	58,405
London and Wessex Properties Limited	(208)	(210)
London and Wessex Investments Limited	100	-
	<hr/>	<hr/>

3. CREDITORS

NOTES TO THE ABBREVIATED ACCOUNTS
For the period ended 31 December 2000

Included in creditors are bank borrowings of £1,242,005 which are secured on the trading stocks.

4. SHARE CAPITAL

	31 December 2000	30 June 1999
	£	£
Authorised, allotted, called up and fully paid		
50,000 Ordinary shares of £1 each	£ 50,000	£ 50,000

5. TRANSACTIONS WITH DIRECTORS

Management fees of £25,000 were paid to South Park Estates, a business in which M P E Dudley-Williams has an interest. Included in other creditors is an interest free loan of £187,813 from M P E Dudley-Williams .During the period M P E Dudley-Williams waived loan interest , which arose in an earlier accounting period, of £26,946.

6. RELATED PARTY TRANSACTIONS

Management fees of £18,750 were paid to Portfolio Holdigs Limited, a company which owns 50% of the share capital of the company. Included in other creditors is an interest free loan of £187,813 from Portfolio Holdings .During the period Portfolio Holdings Limited waived loan interest , which arose in an earlier accounting period, of £27,820.