

Company Registration No. 3385920 (England and Wales)

BENCHLEVEL DEVELOPMENTS LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2003



BENCHLEVEL DEVELOPMENTS LIMITED

CONTENTS

	Page
Auditors' report	1
Abbreviated balance sheet	2
Notes to the abbreviated accounts	3 - 4

BENCHLEVEL DEVELOPMENTS LIMITED

INDEPENDENT AUDITORS' REPORT TO BENCHLEVEL DEVELOPMENTS LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of the company for the year ended 31 December 2003 prepared under section 226 of the Companies Act 1985.

This report is made solely to the company's members, as a body, in accordance with Section 247B of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an 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 and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

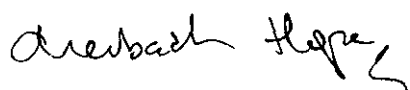
The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and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

Basis of audit opinion

We have carried out the procedures we considered 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 our work for the purpose of this report did not include examining or dealing with events after the date of our report on the financial statements.

Opinion

In our 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.



Auerbach Hope

22 February 2005

Chartered Accountants

Registered Auditor

58-60 Berners Street
London
W1T 3JS

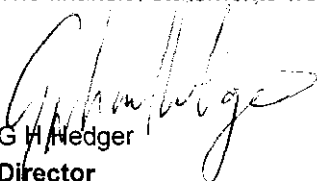
BENCHLEVEL DEVELOPMENTS LIMITED

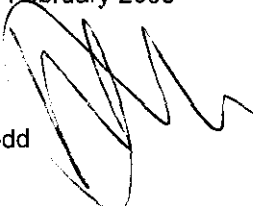
ABBREVIATED BALANCE SHEET AS AT 31 DECEMBER 2003

	Notes	2003 £	£	2002 £	£
Fixed assets					
Tangible assets	2	3,027,296			-
Current assets					
Stocks		1,464,709		1,269,667	
Debtors		563,490		1,400,160	
Cash at bank and in hand		2		4	
		<u>2,028,201</u>		<u>2,669,831</u>	
Creditors: amounts falling due within one year	3	<u>(4,456,940)</u>		<u>(1,453,783)</u>	
Net current (liabilities)/assets			(2,428,739)		1,216,048
Total assets less current liabilities			<u>598,557</u>		<u>1,216,048</u>
Capital and reserves					
Called up share capital	4		2		2
Profit and loss account			<u>598,555</u>		<u>1,216,046</u>
Shareholders' funds			<u>598,557</u>		<u>1,216,048</u>

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

The financial statements were approved by the Board on 21 February 2005


G. W. Hedger
Director


W. B. Todd
Director

BENCHLEVEL DEVELOPMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2003

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

1.2 Going concern

The financial statements have been prepared on a going concern basis even though at the Balance Sheet date the Company's current liabilities exceeded its current assets by £2,428,739 and it made a loss for the year of £117,491.

The Directors consider the going concern basis to be appropriate because, in their opinion, the Company will continue to obtain sufficient funding to enable it to pay its debts as they fall due. If the Company were unable to obtain this funding, it would be unable to continue trading and adjustments would have to be made to reduce the value of assets to their realisable amount and to provide for any further liabilities which might arise.

1.3 Turnover

Turnover represents proceeds received from sale of property.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.5 Stock

Stock of properties is valued at the lower of cost and net realisable value.

1.6 Deferred taxation

The accounting policy in respect of deferred tax reflect the requirements of Financial Reporting Standard for Smaller Entities (effective June 2002). Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

BENCHLEVEL DEVELOPMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2003

2 Fixed assets

	Tangible assets £
Cost	
At 1 January 2003	-
Additions	3,027,296
	<u> </u>
At 31 December 2003	3,027,296
	<u> </u>

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £- (2002 - £1,016,151).

4 Share capital

	2003 £	2002 £
Authorised		
100 Ordinary shares of £1 each	100	100
	<u> </u>	<u> </u>
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	2	2
	<u> </u>	<u> </u>

5 Transactions with directors

An interest free loan of £50,000 was made by the company to Courtney Investments Ltd, and remained outstanding at 31 December 2003. Courtney Investments Ltd is a company controlled and beneficially owned by Mr Warren Todd.

During the year the company received payments by way of loan advances of £307,499 from Bondminster Limited, a company in which Mr Graham Hedger had a material interest. The loan is interest free and repayable on demand.

Kenham Building Limited is a company controlled and beneficially owned by Mr Graham Hedger. During the year the company made purchases on normal commercial terms of £183,382 (2002 - nil) from Kenham Building Limited. All transactions were fully settled in the year.

6 Ultimate parent company

The parent company is Benchlevel Properties Limited, a company registered in England and Wales.