

Registration number 4466922

Lone Eagle Properties Limited
Directors' report and financial statements
for the year ended 30 June 2008

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Lone Eagle Properties Limited

Company information

Directors	A P Cutler C D Fayers P J Goodes
Secretary	P J Goodes
Company number	4466922
Registered office	Palatine House Matford Court Exeter Devon EX2 8NL
Auditors	Thompson Jenner 1 Colleton Crescent Exeter Devon EX2 4DG
Bankers	National Westminster Bank plc

Lone Eagle Properties Limited

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Lone Eagle Properties Limited

**Directors' report
for the year ended 30 June 2008**

The directors present their report and the financial statements for the year ended 30 June 2008.

Principal activity

The principal activity is that of a property investment company.

Directors

The directors who served during the year are as stated below:

A P Cutler
C D Fayers
P J Goodes

Directors' responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that year. In preparing these financial statements the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the directors are aware:

- there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This report is prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the Board on 24/4/2009 and signed on its behalf by

P J Goodes
Secretary



Lone Eagle Properties Limited

Independent auditors' report to the shareholders of Lone Eagle Properties Limited

We have audited the financial statements of Lone Eagle Properties Limited for the year ended 30 June 2008 which comprise the profit and loss account, the balance sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2007).

This report is made solely to the company's shareholders, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's shareholders those matters we are required to state to them in an auditors' 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 shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and the auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the statement of directors' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable for Smaller Entities, of the state of the company's affairs as at 30 June 2008 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' Report is consistent with the financial statements.

**Thompson Jenner
Chartered Accountants and
Registered auditors**

**1 Colleton Crescent
Exeter
Devon
EX2 4DG**

29.04.2009

Lone Eagle Properties Limited

**Profit and loss account
for the year ended 30 June 2008**

		2008	2007
	Notes	£	£
Turnover	2	279,725	279,725
Cost of sales		(16,347)	(16,434)
Gross profit		263,378	263,291
Administrative expenses		(3,251)	(6,648)
Operating profit	3	260,127	256,643
Other interest receivable and similar income		1,103	-
Interest payable and similar charges		(224,358)	(214,291)
Profit on ordinary activities before taxation		36,872	42,352
Tax on profit on ordinary activities	4	(10,343)	(12,231)
Profit for the year	11	26,529	30,121

The notes on pages 5 to 8 form an integral part of these financial statements.

Lone Eagle Properties Limited

**Balance sheet
as at 30 June 2008**

		2008		2007	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5		4,559,774		4,541,197
Current assets					
Debtors	6	1,074,811		1,146,224	
Cash at bank and in hand		2,819		1	
		<u>1,077,630</u>		<u>1,146,225</u>	
Creditors: amounts falling due within one year	7	<u>(187,223)</u>		<u>(183,770)</u>	
Net current assets			<u>890,407</u>		<u>962,455</u>
Total assets less current liabilities			5,450,181		5,503,652
Creditors: amounts falling due after more than one year	8		<u>(3,340,000)</u>		<u>(3,420,000)</u>
Net assets			<u>2,110,181</u>		<u>2,083,652</u>
Capital and reserves					
Called up share capital	10		1		1
Revaluation reserve	11		1,856,482		1,856,482
Profit and loss account	11		<u>253,698</u>		<u>227,169</u>
Shareholders' funds			<u>2,110,181</u>		<u>2,083,652</u>

These accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 and the Financial Reporting Standard for Smaller Entities (effective January 2007) relating to small companies.

The financial statements were approved by the Board on 24/4/2009 and signed on its behalf by

P J Goodes
Director



The notes on pages 5 to 8 form an integral part of these financial statements.

Lone Eagle Properties Limited

**Notes to the financial statements
for the year ended 30 June 2008**

1. Accounting policies

1.1. Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of certain fixed assets and in accordance with applicable accounting standards, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

1.2. Turnover

Turnover represents the total invoice value of rentals made during the year.

1.3 Investment properties

In accordance with the Financial Reporting Standard for Smaller Entities, certain of the company's properties are held for long-term investment and are included in the Balance Sheet at their open market values. The surplus or deficit on revaluation of such properties is transferred to the investment property revaluation reserve. Depreciation is not provided in respect of freehold investment properties. Leasehold investment properties are not amortised where the unexpired term is over twenty years.

This policy represents a departure from statutory accounting principles, which require depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the Financial Statements may give a true and fair view because current values and changes in current values are of prime importance rather than the calculation of systematic annual depreciation. Depreciation is only one of many factors reflected in the valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

1.4. Deferred taxation

Where material, deferred tax is recognised in respect of timing differences that have originated but not reversed by the balance sheet date. Deferred tax balances are not discounted.

2. Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

3. Operating profit

	2008	2007
	£	£
Operating profit is stated after charging:		
Auditor's remuneration	3,219	2,732
Directors' remuneration	-	-
	<u> </u>	<u> </u>

4. Tax on profit on ordinary activities

Analysis of charge in period	2008	2007
	£	£
Current tax		
Tax on profit on ordinary activities	10,343	12,231
	<u> </u>	<u> </u>

Lone Eagle Properties Limited

**Notes to the financial statements
for the year ended 30 June 2008**

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5. Tangible fixed assets	Investment Property £	Freehold Property £	Total £
Cost/revaluation			
At 1 July 2007	4,500,000	41,197	4,541,197
Additions	-	18,577	18,577
At 30 June 2008	4,500,000	59,774	4,559,774
Net book values			
At 30 June 2008	4,500,000	59,774	4,559,774
At 30 June 2007	4,500,000	41,197	4,541,197

Investment property was valued at 30 June 2008 by directors, at £4,500,000. This was based on professional valuations undertaken by DTZ International Property Advisors, independent valuers amounting to £4,500,000, in December 2005.

Tangible fixed assets included at a valuation would have been included on a historical cost basis at:

	2008 £	2007 £
Cost	2,703,291	2,643,518
Depreciation	-	-
Net book value	2,703,291	2,643,518

6. Debtors	2008 £	2007 £
Amount owed by connected companies	1,074,811	1,141,205
Other debtors	-	5,019
	1,074,811	1,146,224

Amounts falling due after more than one year and included in debtors are:

Amounts owed by group undertaking	1,074,811	1,141,205
	1,074,811	1,141,205

Lone Eagle Properties Limited

**Notes to the financial statements
for the year ended 30 June 2008**

..... continued

7. Creditors: amounts falling due within one year	2008 £	2007 £
Bank loan	80,000	78,732
Trade creditors	-	1,234
Corporation tax	4,343	-
Accruals and deferred income	102,880	103,804
	<u>187,223</u>	<u>183,770</u>

The bank loan is secured by a fixed legal charge on the investment property.

8. Creditors: amounts falling due after more than one year	2008 £	2007 £
Bank loan	3,340,000	3,420,000
	<u>3,340,000</u>	<u>3,420,000</u>

The bank loan is secured by a fixed legal charge on the investment property.

9. Deferred taxation

Deferred tax is analysed over the following timing differences:

	Not provided		Provided	
	2008 £	2007 £	2008 £	2007 £
Surplus on revaluation of property	423,565	429,137	-	-
	<u>423,565</u>	<u>429,137</u>	<u>-</u>	<u>-</u>

The amount unprovided represents a contingent liability at the balance sheet date and is calculated using a tax rate of 28%.

10. Share capital	2008 £	2007 £
Authorised		
1,000 Ordinary share of £1 each	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
Allotted, called up and fully paid		
1 Ordinary share of £1 each	1	1
	<u>1</u>	<u>1</u>

Lone Eagle Properties Limited

**Notes to the financial statements
for the year ended 30 June 2008**

..... continued

11. Reserves	Revaluation reserve £	Profit and loss account £	Total £
At 1 July 2007	1,856,482	227,169	2,083,651
Profit for the year	-	26,529	26,529
At 30 June 2008	<u>1,856,482</u>	<u>253,698</u>	<u>2,110,180</u>

12. Related party transactions

During the year the company continued to provide a loan to Eagle One Limited, a company controlled by Mr M R Kay. The balance due at the year end was £1,069,186 (2007: £1,141,205) this amount is included in debtors.

During the year, Eagle One Limited recharged management expenses of £16,347 (2007: £16,434) to the company. Of this amounts £16,347 (2007: £16,434) is included in accruals at year end.

13. Controlling interest

The company's ultimate controlling party is Mr M R Kay.