

REGISTERED NUMBER: 5287426 (England and Wales)

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2011
FOR
WEAVER SQUARE THREE LIMITED**

TUESDAY



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COMPANIES HOUSE

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for the Year Ended 31 December 2011**

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WEAVER SQUARE THREE LIMITED

COMPANY INFORMATION
for the Year Ended 31 December 2011

DIRECTORS

R Dean
F Webster

SECRETARY:

R Dean

REGISTERED OFFICE

St Ann's House
King Street
Knutsford
Cheshire
WA16 6PD

REGISTERED NUMBER

5287426 (England and Wales)

AUDITORS:

Fairhurst
Statutory Auditor
Chartered Accountants
Douglas Bank House
Wigan Lane
Wigan
Lancashire
WN1 2TB

WEAVER SQUARE THREE LIMITED (REGISTERED NUMBER: 5287426)

**REPORT OF THE DIRECTORS
for the Year Ended 31 December 2011**

The directors present their report with the financial statements of the company for the year ended 31 December 2011

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of the letting of commercial property

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2011 to the date of this report

R Dean
F Webster

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors and 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). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting 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 adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

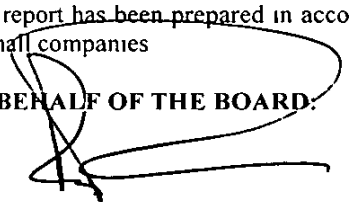
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, Fairhurst, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:


R Dean - Secretary

Date

10/2/12

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WEAVER SQUARE THREE LIMITED

We have audited the financial statements of Weaver Square Three Limited for the year ended 31 December 2011 on pages five to nine. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state in a Report of the Auditors 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

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors, including "APB Ethical Standard - Provisions Available for Small Entities (Revised)", in the circumstances set out in note eleven to the financial statements.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the financial statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2011 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WEAVER SQUARE THREE LIMITED**

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the Report of the Directors

Peter J Cheetham FCA

Peter J Cheetham FCA (Senior Statutory Auditor)
for and on behalf of Fairhurst
Statutory Auditor
Chartered Accountants
Douglas Bank House
Wigan Lane
Wigan
Lancashire
WN1 2TB

Date *20 February 2012*

WEAVER SQUARE THREE LIMITED (REGISTERED NUMBER: 5287426)

PROFIT AND LOSS ACCOUNT
for the Year Ended 31 December 2011

	Notes	2011 £	2010 £
TURNOVER		-	-
Administrative expenses		<u>-</u>	<u>1,200</u>
OPERATING LOSS	2	-	(1,200)
Interest payable and similar charges		<u>14,233</u>	<u>13,012</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(14,233)	(14,212)
Tax on loss on ordinary activities	3	<u>(4,777)</u>	<u>(3,979)</u>
LOSS FOR THE FINANCIAL YEAR		<u>(9,456)</u>	<u>(10,233)</u>

The notes form part of these financial statements

WEAVER SQUARE THREE LIMITED (REGISTERED NUMBER: 5287426)

**BALANCE SHEET
31 December 2011**

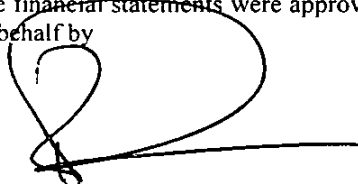
	Notes	2011 £	2010 £
FIXED ASSETS			
Investments	4	760,250	760,250
CREDITORS			
Amounts falling due within one year	5	<u>798,030</u>	<u>783,797</u>
NET CURRENT LIABILITIES		<u>(798,030)</u>	<u>(783,797)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		(37,780)	(23,547)
PROVISIONS FOR LIABILITIES	6	<u>6,600</u>	<u>11,377</u>
NET LIABILITIES		<u>(44,380)</u>	<u>(34,924)</u>
CAPITAL AND RESERVES			
Called up share capital	7	1	1
Profit and loss account	8	<u>(44,381)</u>	<u>(34,925)</u>
SHAREHOLDERS' FUNDS		<u>(44,380)</u>	<u>(34,924)</u>

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Directors on its behalf by

10/2/12

and were signed on



R Dean - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2011

1 ACCOUNTING POLICIES**Basis of preparing the financial statements**

The basis of preparing the financial statements has been modified to comply with SSAP 19, "Accounting for Investment Properties " This is explained in the note below

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date

Investment property

Investment property is shown at most recent valuation Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve

In accordance with SSAP 19, the investment property is held on the balance sheet at open market value It will be revalued whenever the directors deem appropriate, with the appropriate surplus or deficit being transferred to a revaluation reserve No depreciation is provided in respect of the investment property This departure from the requirements of the Companies Act 2006, which requires all properties to be depreciated, is, in the opinion of the directors, necessary to show a true and fair view in accordance with Applicable Accounting Standards

2 OPERATING LOSS

The operating loss is stated after charging

	2011 £	2010 £
Directors' remuneration and other benefits etc	<u>-</u>	<u>-</u>

3 TAXATION**Analysis of the tax credit**

The tax credit on the loss on ordinary activities for the year was as follows

	2011 £	2010 £
Deferred tax		
Deferred tax	(3,558)	(3,979)
Prior year deferred tax	<u>(1,219)</u>	<u>-</u>
Total deferred tax	<u>(4,777)</u>	<u>(3,979)</u>
Tax on loss on ordinary activities	<u>(4,777)</u>	<u>(3,979)</u>

4 FIXED ASSET INVESTMENTS

Investments (neither listed nor unlisted) were as follows

	2011 £	2010 £
Investment property	<u>760,250</u>	<u>760,250</u>

WEAVER SQUARE THREE LIMITED (REGISTERED NUMBER: 5287426)

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2011

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2011	2010
	£	£
Amounts owed to group undertakings	766,030	751,797
Other creditors	<u>32,000</u>	<u>32,000</u>
	<u><u>798,030</u></u>	<u><u>783,797</u></u>

6 PROVISIONS FOR LIABILITIES

	2011	2010
	£	£
Deferred tax	<u>6,600</u>	<u>11,377</u>

	Deferred tax £
Balance at 1 January 2011	11,377
Movement current year	(3,558)
Movement prior year	<u>(1,219)</u>
Balance at 31 December 2011	<u><u>6,600</u></u>

7 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid			2011	2010
Number	Class	Nominal value	£	£
1	Ordinary	£1	<u>1</u>	<u>1</u>

8 RESERVES

	Profit and loss account £
At 1 January 2011	(34,925)
Deficit for the year	<u>(9,456)</u>
At 31 December 2011	<u><u>(44,381)</u></u>

9 ULTIMATE PARENT COMPANY

The immediate parent company is Weaver Square Investments Limited. The ultimate parent company is St Ann's Square Holdings Limited.

10 RELATED PARTY DISCLOSURES

During the year the immediate parent company paid loan interest of £14,233 (2010: £14,212). At the year end the company owed £766,030 (2010: £751,797) to its immediate parent.

WEAVER SQUARE THREE LIMITED (REGISTERED NUMBER: 5287426)

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2011

11 APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements