

Registration number 05887195

Coney Properties (UK) Ltd

Unaudited Abbreviated Accounts
for the Year Ended 31 December 2009

Duffy & Co (A & T) Ltd
Chartered Accountants
126 Eglantine Avenue
Belfast
BT9 6EU



Coney Properties (UK) Ltd

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The following reproduces the text of the accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 4) have been prepared

**Chartered Accountants' Report to the Directors on the Unaudited Financial Statements
of
Coney Properties (UK) Ltd**

In order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise the Profit and Loss Account, the Balance Sheet, and the related notes from the accounting records and information and explanations you have given to us

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31 December 2009 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Duffy & Co (A & T) Ltd
Duffy & Co (A & T) Ltd
Chartered Accountants

Date *20/09/2010*

126 Eglantine Avenue
Belfast
BT9 6EU

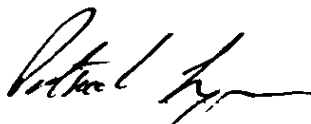
Coney Properties (UK) Ltd
Abbreviated Balance Sheet as at 31 December 2009

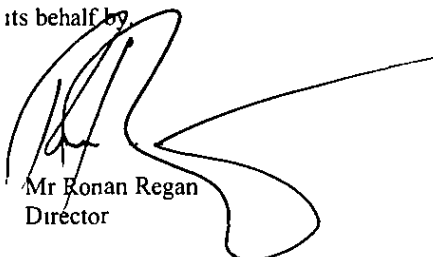
		2009		2008	
	Note	£	£	£	£
Current assets					
Stocks		-		1,158,036	
Debtors		294,101		187,658	
Cash at bank and in hand		<u>368,047</u>		<u>26,131</u>	
			662,148		1,371,825
Creditors: Amounts falling due within one year	2		<u>(665,334)</u>		<u>(981,419)</u>
Net current (liabilities)/assets			(3,186)		390,406
Creditors: Amounts falling due after more than one year	2		<u>-</u>		<u>(747,000)</u>
Net liabilities			<u>(3,186)</u>		<u>(356,594)</u>
Capital and reserves					
Called up share capital	3		2		2
Profit and loss reserve			<u>(3,188)</u>		<u>(356,596)</u>
Shareholders' deficit			<u>(3,186)</u>		<u>(356,594)</u>

For the financial year ended 31 December 2009, the company was entitled to exemption from audit under section 477(1) of the Companies Act 2006, and no notice has been deposited under section 476(1) requesting an audit. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the year and of its profit or loss for the financial year in accordance with the requirements of section 394 and which otherwise comply with the Companies Act 2006, so far as applicable to the company.

The abbreviated accounts have been prepared in accordance with the special provisions of the Companies Act 2006 relating to companies subject to the small companies regime.

Approved by the Board on 24/09/10 and signed on its behalf by


Mr Patrick Lyons
Director


Mr Ronan Regan
Director

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

Coney Properties (UK) Ltd

Notes to the abbreviated accounts for the Year Ended 31 December 2009

1 Accounting policies

Basis of preparation

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 April 2008)

Turnover

Turnover represents amounts chargeable, net of value added tax, in respect of the sale of goods and services to customers

Work in progress

Work in progress is valued at the lower of cost and net realisable value, after due regard for obsolete and slow moving stocks. Net realisable value is based on selling price less anticipated costs to completion and selling costs. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads

Foreign currencies

Profit and loss account transactions in foreign currencies are translated into sterling at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the closing rates at the balance sheet date and the exchange differences are included in the profit and loss account

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as 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 Creditors

Creditors includes the following liabilities, on which security has been given by the company

	2009	2008
	£	£
Amounts falling due after more than one year	<u>-</u>	<u>747,000</u>

3 Share capital

	2009	2008
	£	£
Allotted, called up and fully paid		
Equity		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

Coney Properties (UK) Ltd

Notes to the abbreviated accounts for the Year Ended 31 December 2009

continued

4 Related parties

Controlling entity

The entire share capital is owned by Coney Properties Limited, a company based in Ireland

Related party transactions

At 31 December 2009 Haddon Homes Limited owed £290,000 (2008 £175,000) to the company. Haddon Homes Limited is a 65% subsidiary of Coney Properties Limited.

At 31 December 2009 the company owed £642,174 (2008 £811,196) to Coney Properties Limited.

During the year the company received £162,568 from Coney Properties Limited for management services provided during the year.