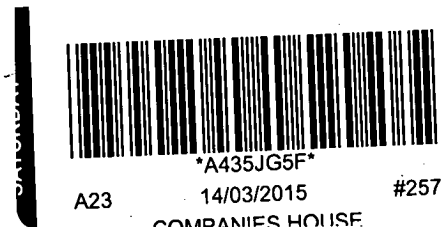

SWANLANE ESTATES PROPERTY LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 NOVEMBER 2014



SWANLANE ESTATES PROPERTY LIMITED

COMPANY INFORMATION

DIRECTORS

D G Matthey
S Matthey
S Leslie

REGISTERED NUMBER

08057791

REGISTERED OFFICE

Lawrence House
Goodwyn Avenue
Mill Hill
London
NW7 3RH

ACCOUNTANTS

Haslers
Chartered Accountants
Old Station Road
Loughton
Essex
IG10 4PL

SWANLANE ESTATES PROPERTY LIMITED

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SWANLANE ESTATES PROPERTY LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 30 NOVEMBER 2014**

The directors present their report and the financial statements for the year ended 30 November 2014.

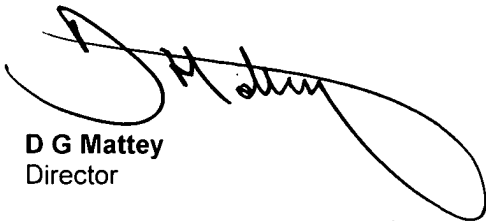
DIRECTORS

The directors who served during the year were:

D G Matthey
S Matthey
S Leslie

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 2 December 2014 and signed on its behalf.



D G Matthey
Director

SWANLANE ESTATES PROPERTY LIMITED

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF SWANLANE ESTATES PROPERTY LIMITED
FOR THE YEAR ENDED 30 NOVEMBER 2014**

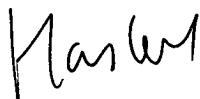
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Swanlane Estates Property Limited for the year ended 30 November 2014 which comprise the Profit and loss account, the Balance sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/regulations.

This report is made solely to the Board of directors of Swanlane Estates Property Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Swanlane Estates Property Limited and state those matters that we have agreed to state to the Board of directors of Swanlane Estates Property Limited, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Swanlane Estates Property Limited and its Board of directors, as a body, for our work or for this report.

It is your duty to ensure that Swanlane Estates Property Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the company's assets, liabilities, financial position and profit or loss. You consider that Swanlane Estates Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of Swanlane Estates Property Limited. 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 statutory financial statements.



Haslers

Chartered Accountants

Old Station Road
Loughton
Essex
IG10 4PL

2 December 2014

SWANLANE ESTATES PROPERTY LIMITED
08057791

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 NOVEMBER 2014

The company has not traded during the year or the preceding financial year. During these periods, the company received no income and incurred no expenditure and therefore made neither profit or loss.

BALANCE SHEET
AS AT 30 NOVEMBER 2014

	Note	2014 £	2013 £
CURRENT ASSETS			
Debtors	2	1	1
NET ASSETS		<u>1</u>	<u>1</u>
CAPITAL AND RESERVES			
Called up share capital	3	1	1
SHAREHOLDERS' FUNDS		<u>1</u>	<u>1</u>

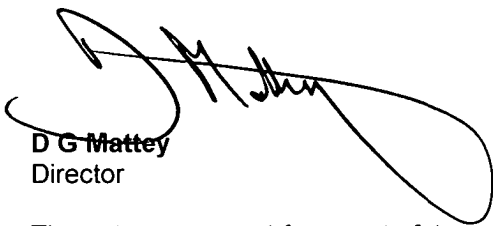
The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

For the year ended 30 November 2014 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year, in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 2 December 2014.



D G Matthey
Director

The notes on page 4 form part of these financial statements.

SWANLANE ESTATES PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2014**

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

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).

2. DEBTORS

	2014	2013
	£	£
Other debtors	1	1
	<u><u>1</u></u>	<u><u>1</u></u>

3. SHARE CAPITAL

	2014	2013
	£	£
Allotted, called up and fully paid		
1 Ordinary equity share of £1	1	1
	<u><u>1</u></u>	<u><u>1</u></u>

4. CONTROLLING PARTY

The ultimate parent company is Swanlane Estates Limited, a company incorporated in England and Wales.