

SF 2046 LIMITED
ABBREVIATED ACCOUNTS
FOR
28 FEBRUARY 2010



FLANNIGAN EDMONDS BANNON
Chartered Accountants & Statutory Auditor
Pearl Assurance House
2 Donegall Square East
Belfast
BT1 5HB

SF 2046 LIMITED

ABBREVIATED ACCOUNTS

PERIOD FROM 1 APRIL 2009 TO 28 FEBRUARY 2010

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SF 2046 LIMITED

INDEPENDENT AUDITOR'S REPORT TO SF 2046 LIMITED

UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts, together with the financial statements of SF 2046 Limited for the period from 1 April 2009 to 28 February 2010 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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 for our work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

BASIS OF OPINION

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider 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.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

OTHER INFORMATION

On 26th November 2010 we reported as auditor to the members of the company on the financial statements prepared under Section 396 of the Companies Act 2006 and our report included the following paragraph:

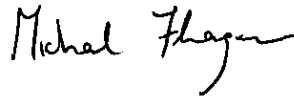
SF 2046 LIMITED

INDEPENDENT AUDITOR'S REPORT TO SF 2046 LIMITED *(continued)*

UNDER SECTION 449 OF THE COMPANIES ACT 2006

GOING CONCERN

In forming our opinion, we have considered the adequacy of the disclosures made in note 1 of the financial statements concerning the need for continuing support from the company's bankers. In view of the significance of this uncertainty, we consider that it should be drawn to your attention but our opinion is not qualified in this respect.



MICHAEL FLANNIGAN
(Senior Statutory Auditor)
For and on behalf of
FLANNIGAN EDMONDS BANNON
Chartered Accountants
& Statutory Auditor

Pearl Assurance House
2 Donegall Square East
Belfast
BT1 5HB

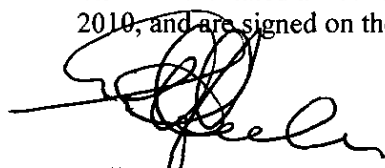
26th November 2010

SF 2046 LIMITED
ABBREVIATED BALANCE SHEET
28 FEBRUARY 2010

	Note	28 Feb 10 £	31 Mar 09 £
FIXED ASSETS	2		
Tangible assets		<u>3,390,000</u>	<u>3,875,000</u>
CURRENT ASSETS			
Debtors		64,160	-
Cash at bank and in hand		<u>61</u>	<u>61</u>
		64,221	61
CREDITORS: Amounts falling due within one year		<u>1,057,613</u>	<u>994,976</u>
NET CURRENT LIABILITIES		<u>(993,392)</u>	<u>(994,915)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,396,608</u>	<u>2,880,085</u>
CREDITORS: Amounts falling due after more than one year		<u>2,893,353</u>	<u>2,928,927</u>
		<u>(496,745)</u>	<u>(48,842)</u>
CAPITAL AND RESERVES			
Called-up equity share capital	3	2	2
Revaluation reserve		(327,604)	157,396
Profit and loss account		(169,143)	(206,240)
DEFICIT		<u>(496,745)</u>	<u>(48,842)</u>

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

These abbreviated accounts were approved by the directors and authorised for issue on 26th November 2010, and are signed on their behalf by:



 MR EH SPROULE
 Director

Company Registration Number: SC286013

The notes on pages 4 to 6 form part of these abbreviated accounts.

SF 2046 LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

PERIOD FROM 1 APRIL 2009 TO 28 FEBRUARY 2010

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, subject to the following departures: Compliance with SSAP 19 "Accounting for Investment Properties" requires departure from the requirements of the company legislation relating to depreciation and an explanation of the departure is given.

The financial statements have been prepared on a going concern basis which assumes that the company will continue in operational existence for the foreseeable future having adequate funds to meet obligations as they fall due.

The group generates income from property activities through a combination of rentals and property sales. The recent economic environment has been challenging and the companies have experienced difficult trading conditions, such that, certain scheduled debt repayments have not been met.

The directors consider that the outlook for the property sector will remain challenging for sometime to come with significant constraints upon volumes and prices. Whilst the directors have instituted measures to preserve cash and secure the necessary funding, these circumstances create material uncertainty over future profitability and cashflows.

The group has been in discussion with their bankers and based upon negotiations conducted to date, the directors have a reasonable expectation that the necessary facilities will be secured.

The directors have concluded that the combination of these circumstances represent a material uncertainty that casts significant doubt upon the group's ability to continue as a going concern. Nevertheless after making enquiries and considering the uncertainties described above, the directors have a reasonable expectation that the group will have adequate resources to continue in operational existence for the foreseeable future. For these reasons they continue to adopt the going concern basis in preparing the financial statements.

Cash flow statement

The company has taken advantage of the exemption included in FRS 1 "Cash Flow Statements" for wholly owned subsidiaries of an EC parent undertaking not to prepare a cashflow statement.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the period.

SF 2046 LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

PERIOD FROM 1 APRIL 2009 TO 28 FEBRUARY 2010

1. ACCOUNTING POLICIES *(continued)*

Investment properties

Investment properties are revalued annually and revaluation surpluses are credited to investment revaluation reserves. Any permanent deficit on revaluation of an individual property is charged to the profit and loss account.

On the sale of an investment property, the surplus or deficit arising since the last balance sheet valuation is taken to the profit and loss account and any revaluation surpluses from prior years thus realised are transferred from investment revaluation reserves to profit and loss account, as a reserve movement.

No depreciation is provided in respect of investment properties; this constitutes a departure from the statutory rules requiring fixed assets to be depreciated over their economic lives. The directors consider, that as these properties are held for their investment potential, to depreciate them would not give a true and fair view and therefore it is necessary to adopt SSAP 19 in order to give a true and fair view. If this departure from the act had not been made the profit for the financial year would have been reduced by depreciation. However the amounts of depreciation cannot reasonably be quantified because depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either 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. FIXED ASSETS

	Tangible Assets £
COST OR VALUATION	
At 1 April 2009	3,875,000
Revaluation	(485,000)
At 28 February 2010	<u><u>3,390,000</u></u>
NET BOOK VALUE	
At 28 February 2010	<u><u>3,390,000</u></u>
At 31 March 2009	<u><u>3,875,000</u></u>

SF 2046 LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

PERIOD FROM 1 APRIL 2009 TO 28 FEBRUARY 2010

2. FIXED ASSETS *(continued)*

Investment properties have been included at directors valuation at 28 February 2010.

The historical cost of investment properties is £3,717,604 (2009 : £3,717,604).

If the above properties were sold for their revalued amount there would be no further corporation tax to pay. This amount has not been provided because there is no intention on the part of the directors to sell the property.

3. SHARE CAPITAL

Authorised share capital:

	28 Feb 10	31 Mar 09
	£	£
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

Allotted, called up and fully paid:

	28 Feb 10		31 Mar 09	
	No	£	No	£
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

4. ULTIMATE PARENT COMPANY

The ultimate parent company is Herd Estates Limited which is registered in Northern Ireland.