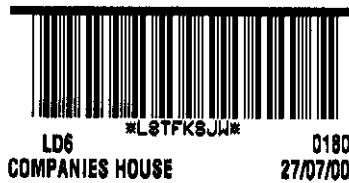


ROWAN HILL PROPERTIES LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30TH SEPTEMBER 1999



AUDITORS' REPORT TO ROWAN HILL PROPERTIES LIMITED

UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 5 together with the accounts of Rowan Hill Properties Limited for the year ended 30th September 1999 prepared under section 226 of the Companies Act 1985.

Respective Responsibilities of Directors and Auditors

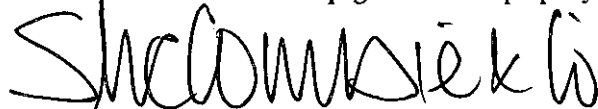
The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the registrar of companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of Opinion

We have carried out procedures we considered necessary to confirm, by reference to the accounts, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full statutory accounts.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 5 are properly prepared in accordance with those provisions.



S McCombie & Co
Chartered Accountants
and Registered Auditors

1st Floor
99, Bancroft
Hitchin
Hertfordshire
SG5 1NQ
26th July 2000

ROWAN HILL PROPERTIES LIMITED

ABBREVIATED BALANCE SHEET

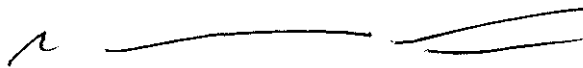
AS AT 30TH SEPTEMBER 1999

	Notes	1999		1998	
		£	£	£	£
Fixed Assets	2				
Tangible fixed assets			454,501		318,758
Investments			16,226		16,226
			<u>470,727</u>		<u>334,984</u>
Current Assets					
Debtors		121,574		78,496	
Investments		11,568		7,050	
		<u>133,142</u>		<u>85,546</u>	
Creditors: Amounts Falling Due Within One Year					
Loan and overdraft		41,812		17,444	
Other amounts		34,302		24,071	
		<u>76,114</u>		<u>41,515</u>	
Net Current Assets			<u>57,028</u>		<u>44,031</u>
Total Assets Less Current Liabilities			<u>527,755</u>		<u>379,015</u>
Capital and Reserves					
Share Capital - Equity	4		2,000		2,000
Revaluation Reserve			338,907		201,407
Profit and loss account			186,848		175,608
			<u>527,755</u>		<u>379,015</u>
Shareholders' Funds			<u>527,755</u>		<u>379,015</u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

These accounts were approved by the board on 26th July 2000 and signed on its behalf.

Mr M Hill
Director
Date: 26th July 2000



ROWAN HILL PROPERTIES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 30TH SEPTEMBER 1999

1 Accounting Policies

Basis of Accounting

The Accounts have been prepared under the historical cost convention modified to include the revaluation of freehold investment properties.

Compliance with SSAP 19 "Accounting for investment properties" requires a departure from the requirement to depreciation and amortization and an explanation of this departure is given in Investment properties policy below.

The company has taken advantage of the exemptions in Financial Reporting Standard No. 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

Turnover

Turnover represents the rents of properties which are included on an accruals basis.

Depreciation

Depreciation is calculated to write down the cost over the anticipated economic life as follows:-

Motor vehicles	25% per annum on written down value
Furniture and equipment	25% per annum on written down value

Investment Properties

In accordance with SSAP 19 no depreciation or amortisation is provided in respect of freehold investment properties. This departure from the requirements of the Companies Act 1985 for all properties to be depreciated is, in the opinion of the Directors, necessary for the accounts to give a true and fair view, in accordance with applicable accounting standards as properties are revalued annually and included in the accounts at their open market value.

The effect of depreciation and amortisation on value is already reflected annually in the valuation of properties and the amount attributed to this factor by the Directors cannot reasonably be separately identified or quantified. Had the provisions of the Act been followed, net assets would not have been affected but revenue profits would have been reduced for this and earlier years.

Investments

Fixed asset and current asset investments are stated at cost unless, in the opinion of the directors, there has been a permanent diminution in value, in which case an appropriate adjustment is made.

Deferred Taxation

Provision is made, using the liability method, for deferred taxation where it is considered that the liability will become payable in the foreseeable future. As in previous years, no provision has been made for taxation which might arise on the disposal of the Company's freehold investment properties at the market values at the balance sheet date.

ROWAN HILL PROPERTIES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 30TH SEPTEMBER 1999

2 Fixed Assets

	Tangible Fixed Assets	Fixed Asset Investments
	£	£
Cost/ Valuation		
At 1st October 1998	322,620	16,226
Disposals	(5,550)	-
Revaluations	137,500	-
At 30th September 1999	454,570	16,226
Depreciation		
At 1st October 1998	3,862	-
On disposals	(3,793)	-
At 30th September 1999	69	-
Net Book Value		
At 30th September 1999	454,501	16,226
<i>At 30th September 1998</i>	<i>318,758</i>	<i>16,226</i>

Investment properties:

	Freehold land and buildings
Valuation at 1st October 1998	£317,000
Valuation at 30th September 1999	£454,500

The valuations were made on 30th September 1999 by Mr M Hill, a director of the company, on an open market value for existing use basis. In the opinion of Mr M Hill it is not practical to value the land separately. The historical cost of the investment properties above was £115,593 (1998-£115,593).

3 Secured Creditors

Creditors: Amounts falling due within one year

Creditors include the following which are secured:

Bank loan due within one year, by instalments	£ Nil	(1998 - £6,011)
Bank overdraft due within one year, not by instalments	£41,812	(1998 - £11,433)

ROWAN HILL PROPERTIES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 30TH SEPTEMBER 1999

4	Share Capital	1999	<i>1998</i>
		£	£
	Authorised		
	Equity Shares		
	4,000 Ordinary shares of £1.00 each	<u>4,000</u>	<u>4,000</u>
	Allotted		
	Equity Shares		
	2,000 Allotted, called up and fully paid ordinary shares of £1.00 each	<u>2,000</u>	<u>2,000</u>

5 Loans To Directors

Included in Debtors is the following:

	LIABILITY OUTSTANDING AT:		MAXIMUM
	1998	1999	LIABILITY
	£	£	DURING THE
			YEAR
			£
Mr M Hill and Mr M W Seaman-Hill/Messrs John Shilcock - Rent Account	13,631	46,631	46,631
Mr M Hill - Loan Account	5,061	4,331	5,061

The above existing loan is unsecured and repayable on demand. Interest is charged at the beneficial loan interest rates.

The above existing rent account represents net rent collected as managing agents retained to cover future expenses. The rents after defraying expenses are paid over at regular intervals. This account is unsecured, interest free and repayable on demand.

6 Transactions with Directors

Director	Business	NATURE OF DEALING
		Building & Surveying Services
Mr M Hill and Mr M W Seaman-Hill	Messrs. John Shilcock	£9,400

As at 30th September 1999, £9400 remained due to Messrs John Shilcock and is included in creditors.

7 Related Parties

In the opinion of the directors the parent undertaking is Roxanne Investments Limited, a company incorporated in England and Wales, in which Mr M Hill has a material interest.

Details of transactions with other related parties are disclosed in the Transactions With Directors note.