

50009838 .

ACHADONN LIMITED
ABBREVIATED REPORT and ACCOUNTS
For the Year to OCTOBER 31, 2006

FRIDAY



SGEXQP20

SCT

27/04/2007

1472

COMPANIES HOUSE

REPORT OF THE INDEPENDENT AUDITORS
TO ACHADONN LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985

1.

We have examined the abbreviated accounts on pages 2 and 3 together with the full financial statements of Achadonn Limited prepared under section 226 of the Companies Act 1985 for the year ended October 31, 2006

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to them in a special auditors' 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 audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

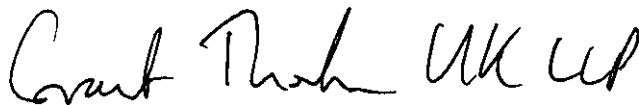
The directors are responsible for preparing the abbreviated accounts in accordance with the provisions of section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver to the Registrar of Companies abbreviated accounts prepared in accordance with Sections 246(5) and 246(6) of the Act and whether the abbreviated accounts have been properly prepared in accordance with those provisions.

Basis of opinion

We have carried out the procedures we considered necessary to confirm, by reference to the audited financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts have been properly prepared from those financial statements. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with the provisions of sections 246(5) and 246(6) of the Companies Act 1985 and the abbreviated accounts on pages 2 and 3 which have been properly prepared in accordance with those provisions.



GRANT THORNTON UK LLP
Registered Auditors
Chartered Accountants
Glasgow

April 20, 2007

ACHADONN LIMITED**ABBREVIATED BALANCE SHEET AT OCTOBER 31, 2006**

	<u>Notes</u>	<u>2006</u> £'000	<u>2005</u> £'000
Fixed assets			
Investments		—	—
Current assets			
Debtors amounts falling due outwith one year		304	307
Cash at bank and in hand		1	
		—	—
		305	307
Creditors amounts falling due within one year		(2)	(3)
		—	—
		303	304
		=====	=====
Capital and reserves			
Called up share capital	2	300	300
Profit and loss account		3	4
		—	—
Shareholders' funds – equity interests		303	304
		=====	=====

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

The abbreviated accounts were approved by the Board of Directors on April 20, 2007



A W C WISHART
Director

The accompanying accounting policies and notes form an integral part of these abbreviated accounts

ACHADONN LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS AT OCTOBER 31, 2006

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with the historical cost convention

The financial statements have been prepared on the going concern basis, which assumes that the company will continue in operational existence for the foreseeable future. This will require continued support from the joint venture partners and the provision of adequate banking facilities to the Achadonn group of companies. The directors consider that they will continue to have the necessary support and they have negotiated sufficient banking facilities which will enable the company to operate satisfactorily.

The directors have taken advantage of the exemption from FRS1 (revised 1996) from including a cash flow statement on the grounds that the company is a small company.

Investments

Investments are stated at cost less amounts written off

2 Share capital

		<u>Authorised</u>	<u>Allotted, called up</u>
	<u>2006</u>	<u>2005</u>	<u>and fully paid</u>
	No	No	
	'000	'000	2006 2005
			£'000 £'000
Equity interests			
Ordinary shares of £1 each	300	300	300 300
	<u> </u>	<u> </u>	<u> </u> <u> </u>

3 Guarantees and financial commitments

The company has provided a floating charge and cross guarantee over the company's assets as security in respect of bank facilities provided to its subsidiary company, Achadonn Properties Limited. The borrowings at the year end covered by this security totalled £8,620,785 (2005 £7,950,834).

4 Related parties

Achadonn Limited is a joint venture company, owned equally by Terrace Hill (Central Scotland) Limited and Lithgows Limited.

Through its subsidiary companies, Achadonn Properties Limited and Achadonn Properties (Armada) Limited, this joint venture owns a number of brownfield sites in Central Scotland, all suitable for redevelopment. The joint venture will prepare the sites by way of planning applications and other preliminary work for development, with a view to developing or trading the land on.