

COMPANIES HOUSE

Company Registration No. 06460890 (England and Wales)

A F H 2008 LIMITED

ABBREVIATED ACCOUNTS

FOR THE PERIOD ENDED 31 DECEMBER 2008

WEDNESDAY



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A57

28/10/2009

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COMPANIES HOUSE

A F H 2008 LIMITED

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**INDEPENDENT AUDITORS' REPORT TO A F H 2008 LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of A F H 2008 Limited for the period ended 31 December 2008 prepared under section 226 of the Companies Act 1985.

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 an auditors' report on abbreviated accounts 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 the director and auditors

The director is 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 abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" 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 sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.


UHY Hacker Young

22/10/09
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**Chartered Accountants
Registered Auditor**

A F H 2008 LIMITED

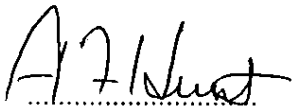
ABBREVIATED BALANCE SHEET

AS AT 31 DECEMBER 2008

	Notes	2008 £	£
Fixed assets			
Investments	2	5,750,000	
Current assets			
Debtors		194,008	
Creditors: amounts falling due within one year		<u>(575)</u>	
Net current assets			<u>193,433</u>
Total assets less current liabilities			<u>5,943,433</u>
Creditors: amounts falling due after more than one year			<u>(5,944,007)</u>
			<u>(574)</u>
Capital and reserves			
Called up share capital	3		1
Profit and loss account			<u>(575)</u>
Shareholders' funds			<u>(574)</u>

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

Approved by the Board for issue on 27/10/09



A F Hunt
Director

A F H 2008 LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2008

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

2 Fixed assets

	Investments £
Cost	
At 28 December 2007	-
Additions	5,750,000
At 31 December 2008	<u>5,750,000</u>

The investments of £5,750,000 represent £5,150,000 of 5% variable rate guaranteed loan notes issued by A.F. Hunt (Builders) Holdings Limited.

The loan notes may be redeemed, at par, in tranches of no more than £50,000, on the agreed quarter dates being 31 March, 30 June, 30 September and 31 December.

The loan notes are secured on certain investment properties held by A. F. Hunt (Builders) Limited.

Any outstanding loan notes will be redeemed at par on the earlier of the sale of these investment properties, held by A.F. Hunt (Builders) Limited, or at maturity on 31 December 2025.

In the event that the proceeds of the sale of the investment properties exceeds a net £6,000,000, an amount equal to the excess shall be due to A F H 2008 Limited. These accounts do not reflect the potential excess receivable as the amount can not at present be assessed with certainty.

A F H 2008 LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE PERIOD ENDED 31 DECEMBER 2008

3 Share capital	2008
	£
Authorised	
1,000 Ordinary shares of £1 each	1,000
	<u> </u>
Allotted, called up and fully paid	
1 Ordinary shares of £1 each	1
	<u> </u>

4 Transactions with directors

During the year the company purchased £5,150,000 of 5% variable rate guaranteed loan notes in A.F. Hunt (Builders) Holdings Limited from the director for consideration of £5,750,000. Interest of £194,007 was charged on the loan for the year. As at the year end the full amount of £5,944,007 remained due to the director. The balance is shown within other creditors falling due after one year.