

## Graydon UK

### Instant Credit Rating Report

**Supplied on** 4 August 2008  
**Client Reference** 0075852

### Company Identification Details

**Subject Reported on** HARTFORD HALL ESTATE LIMITED  
**Registration Number** 03734683

### Creditline Recommendations

**Graydon Rating** **NIL**

**Monthly Credit Guide** **GBP 0**  
**Risk Category** **HIGH RISK**  
**Odds of Financial Stress** **3.40 / 1**  
**(next 12 months)**

The definition of 'Financial Stress' is either Dissolution, Liquidation, Receivership, Petition for Winding-up, Resolution for Winding-up, Winding-up Order, Creditors Meeting or Administration.

### XSection Summary

**Number of XSections** 1

Note : An 'XSection' is only recorded when unusual patterns of behaviour or financial results have been identified. You are advised to investigate the background to any unusual pattern before granting credit.

### XSection Details

The subjects Net Worth changed from GBP 36 K to GBP 463 K in the period 2004-03-31 to 2005-03-31

### Official Company Data

**Legal Form** Private Limited  
**Registration Number** 03734683  
**Subject Status** Trading  
**Date of Incorporation** 17/03/1999  
**Registered Office** ESHOTT HALL ESTATE, ESHOTT, MORPETH, NORTHUMBERLAND, NE65 9EP.

**History**

22/07/2000 : The Registered Office address changed from SUN ALLIANCE HOUSE 35 MOSLEY, STREET, NEWCAST.

11/05/2000 : Change of name from H & E ESTATES LIMITED.

8/07/1999 : Change of name from EVER 1165 LIMITED.

**Date of Last Annual Return to Registry** 07/03/2008

**Accounts** The last filed accounts at Companies House are those to 31/03/2006

**Accounting Reference Date** 31/03

### Operations

<b>Activities</b>	The purchase of land, the renovation of appartments for resale and general property development.
<b>Nace Code</b>	7011
<b>Staff Employed</b>	8
<b>Bankers</b>	YORKSHIRE
<b>Address</b>	YORK.
<b>Sort Code</b>	050994
<b>Auditors</b>	Baker Tilly UK Audit LLP

### Historical Graydon Rating

Date	Graydon Rating	Monthly Credit Guide
04/08/2008	NIL	0
04/05/2008	NIL	0
04/02/2008	NIL	0
04/11/2007	NIL	0
04/08/2007	NIL	0

### Public Record Information

*Summary of CCJ's/Scottish Decrees*

Period	Last 72 Months
Amount Summary	55,482
Count Summary	1
Unsettled Amount Summary	55,482
Highest Amount Summary	55,482

*Details of the most recent CCJ's/Scottish Decrees*

Date	Amount	Type	Case No	Satisfied	Court
18/06/2005	55,482	Judgment	5NE05887		NEWCASTLE UPON TYNE

### Summary of Mortgages, Charges and Satisfactions

<b>Total Number of Mortgages/Charges Registered</b>	<b>8</b>
Number Outstanding	3
Number Partially Satisfied	0
Number Satisfied	5
Date of Latest Mortgage Created	20/10/2006
Date of Latest Satisfaction	09/05/2008

### Details of most recent Mortgages, Charges and Satisfactions

Date Fully Satisfied	Date Registered	Date Created	Charge Description	Form Type	Lender
	28/10/2006	20/10/2006	Fixed And Floating Charge Debenture	395	Eshott Homes Limited
	13/12/2005	10/12/2005	Debenture	395	Clydesdale Bank Plc
	25/11/2005	16/11/2005	Legal Mortgage	395	Clydesdale Bank Public Limited Company
09/05/2008	18/07/2003	10/07/2003	Assignment Of Keyman Life Policy, Intimation Dated 16/07/03 ...	395	The Governor And Company Of The Bank Of Scotland
09/05/2008	14/09/2002	04/09/2002	Assignment Of Building Contract	395	The Governor And Company Of

09/05/2008	12/09/2002	04/09/2002	Debenture	395	The Bank Of Scotland
09/05/2008	12/09/2002	04/09/2002	Legal Charge	395	The Governor And Company Of The Bank Of Scotland
07/09/2002	26/10/1999	08/10/1999	Mortgage Debenture	395	Adam & Company Plc

It should be noted that there is no legal requirement to file satisfaction details of mortgages/charges at Companies House.

### Other Filings and Notices

Date	Source	Description
15/03/2007	Companies House Gazette	Change among the directors of a company
27/02/2007	Companies House Gazette	Change among the directors of a company
22/10/1999	Companies House Gazette	Change among the directors of a company
22/10/1999	Companies House Gazette	Alteration in memorandum or articles of association
13/07/1999	Companies House Gazette	Change among the directors of a company

### Company Secretary

<b>Secretary</b>	MARGARET AITKEN SANDERSON
<b>Address</b>	ESHOTT HALL, MORPETH, NORTHUMBERLAND, NE65 9EN.
<b>Country of Origin</b>	UNITED KINGDOM
<b>Date of Birth</b>	20/04/1949
<b>Appointment Date</b>	09/11/2006
<b>Other Directorships</b>	ESHOTT HALL ESTATE LIMITED, ESHOTT HOMES LIMITED, FILEBASE FRANCHISING LTD, FILEBASE LTD

### Directors

<b>Director</b>	TIMOTHY NIGEL HOWARD SANDERSON
<b>Address</b>	ESHOTT HALL, MORPETH, NORTHUMBERLAND, NE65 9EN.
<b>Country of Origin</b>	UNITED KINGDOM
<b>Date of Birth</b>	24/07/1949
<b>Appointment Date</b>	06/07/1999
<b>Other Directorships</b>	ESHOTT HALL ESTATE LIMITED, ESHOTT HOMES LIMITED, HARTFOUND LIMITED, FILEBASE FRANCHISING LTD, FILEBASE LTD

<b>Director</b>	MARGARET AITKEN SANDERSON
<b>Address</b>	ESHOTT HALL, MORPETH, NORTHUMBERLAND, NE65 9EN.
<b>Country of Origin</b>	UNITED KINGDOM
<b>Date of Birth</b>	20/04/1949
<b>Appointment Date</b>	09/11/2006
<b>Other Directorships</b>	ESHOTT HALL ESTATE LIMITED, ESHOTT HOMES LIMITED, FILEBASE FRANCHISING LTD, FILEBASE LTD

### Share Capital

<b>Shares Issued Number</b>	Ordinary A GBP 1.00 5,000
<b>Shares Issued Number</b>	Ordinary B GBP 1.00 5,000

**Principal Shareholder** 5,000 Eshott Hall Estates Ltd  
5,000 Stephen Edward Aitchison

The above reflects the principle shareholder(s) by number of shares held, irrespective of share classification type.

**Ultimate Parent** ESHOTT HALL ESTATE LIMITED

### Payment Behaviour

( No Payment Analysis Data is Available )

To contribute sales ledger information to Graydon. please contact the Specialist Product Division - mail@graydon.co.uk

### Financial Data

For annual accounts images, view the  [Document Image list](#)

#### Profit and Loss

The following figures are shown in units of 1000

Number of Weeks	52	52	52	52
Accounts Date	31/03/2006	31/03/2005	31/03/2004	31/03/2003
Currency	GBP	GBP	GBP	GBP
<b>SALES</b>	<b>5636</b>	<b>7961</b>	<b>6770</b>	
Cost of goods sold	6594	6825	4841	
<b>GROSS PROFIT</b>	<b>(958)</b>	<b>1136</b>	<b>1929</b>	
Wages and Salaries		111	81	
Directors Emoluments			446	
Auditors Fees	4	4	4	
Non-Audit Fees		12	11	
Trading Profit	(1460)	759	872	
Depreciation	4	1	1	
<b>OPERATING PROFIT</b>	<b>(1464)</b>	<b>758</b>	<b>871</b>	
Non Trading Income	18	21	10	
Interest Payable	162	193	156	
<b>PRE TAX PROFIT</b>	<b>(1608)</b>	<b>586</b>	<b>725</b>	
Taxation	(117)	109	350	
<b>PROFIT AFTER TAX</b>	<b>(1491)</b>	<b>477</b>	<b>375</b>	
Dividends Payable	52	50	375	
<b>RETAINED PROFITS</b>	<b>(1543)</b>	<b>427</b>		

#### Balance Sheet

The following figures are shown in units of 1000

Number of Weeks	52	52	52	52
Accounts Date	31/03/2006	31/03/2005	31/03/2004	31/03/2003
Currency	GBP	GBP	GBP	GBP
<b>TOTAL FIXED ASSETS</b>	<b>11</b>	<b>2</b>	<b>3</b>	<b>1</b>
Tangible Assets	11	2	3	1
Fixed Assets	11	2	3	
<b>TOTAL CURRENT ASSETS</b>	<b>4496</b>	<b>5624</b>	<b>4954</b>	<b>2666</b>
Trade debtors	1642	2753	2754	712
Stocks	2614	1331	1818	1545
Other Current Assets	240	1540	382	409
Misc Current Assets	170	106	106	34
Cash	70	1434	276	375
<b>TOTAL ASSETS</b>	<b>4507</b>	<b>5626</b>	<b>4957</b>	<b>2667</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>5583</b>	<b>5163</b>	<b>4921</b>	<b>2632</b>
Trade creditors	413	1358	951	164
Short Term Loans	4771	2941	3134	2468

Bank Overdraft	2206	2901	3094	2468
Other Finance	4			
Due To Group	2548	40	40	
Due To Directors	13			
Other Liabilities	399	864	836	
<b>WORKING CAPITAL</b>	<b>(1087)</b>	<b>461</b>	<b>33</b>	<b>34</b>
<b>TOTAL LONG TERM LIABS</b>	<b>4</b>			
Long Term Loans	4			
Other Finance	4			
<b>NET ASSETS/ (LIABILITIES)</b>	<b>(1080)</b>	<b>463</b>	<b>36</b>	<b>35</b>
<b>SHARE CAPITAL + RESERVES</b>	<b>(1080)</b>	<b>463</b>	<b>36</b>	<b>35</b>
Share Cap + Sundry Res	10	10	10	10
Issued Share Capital	10	10	10	
Profit and Loss account	(1090)	453	26	25
<b>SHAREHOLDERS FUNDS</b>	<b>(1080)</b>	<b>463</b>	<b>36</b>	<b>35</b>
<b>CAPITAL EMPLOYED</b>	<b>(1076)</b>	<b>463</b>	<b>36</b>	<b>35</b>

### Financial Comparison

The following figures are shown in units of 1000

Number of Weeks	52	52	52	52
Accounts Date	31/03/2006	31/03/2005	31/03/2004	31/03/2003
Currency	GBP	GBP	GBP	GBP
Net Cashflow from Oper.		1575	(147)	
Increase in Cash		1352	(725)	
Directors Remuneration			446	
Auditors Remuneration	4	4	4	
Liquid Assets	1712	4187	3030	1087
Net Working Capital	(1087)	461	33	34
Long Term Debt(>12 Months)	4			
Tangible Net Worth(T.N.W)	(1080)	463	36	35
Equity	(1080)	463	36	35
Number of Years Trading	7	6	5	4
Number of Employees		8	8	
Profit per Employee		73250	90625	
Sales per Employee		995125	846250	

### Key Credit Ratios

The following figures are shown as Ratios or Percentages

Accounts Date	31/03/2006	31/03/2005	31/03/2004	31/03/2003
Current Ratio	0.8	1.1	1	1
Pre Tax Profit Margin%	(28.5)	7.4	10.7	
Gross Profit%	(17)	14.3	28.5	
Debtors Days (D.S.O)	106	126	148	
Creditors Days (D.P.O)	27	62	51	
Quick Ratio	0.3	0.8	0.6	0.4
W.I.P/Inventory Days	144.7	71.2	137.1	
Return on Investment%	(39.1)	22.9	27.8	
Return on Assets%	(35.7)	10.4	14.6	
T.N.W/Total Assets%	(24)	8.2	0.7	1.3
Return on Capital%	149.4	126.6	2013.9	
Rtn on Shareholders Funds%		126.6	2013.9	
Working Capital/Sales%	(19.3)	5.8	0.5	
Borrowing Ratio%	(442.1)	635.2	8705.6	7051.4
Equity Gearing%	(19.3)	9	0.7	1.3
Stock Turnover	2.2	6	3.7	

<b>Days Purchases Outstanding</b>	22.9	72.6	71.7
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### Key Industry Sector Trends

Year	2008	2007	2006	2005
<b>Sample Size</b>	<b>1805</b>	<b>44537</b>	<b>58586</b>	<b>56224</b>
<b>Pre-Tax Profit Margin</b>	41.1	30	24.8	23.3
<b>Current Ratio</b>	5	3.8	3.4	3.4
<b>Borrowing Ratio</b>	30.7	33.3	18	22
<b>Return on Capital</b>	24.3	23.3	23.4	23.8
<b>Creditors Days</b>	292	449	442	465

Above figures relate to companies in 1992 Standard Industry Classification (Nace) sector : Real estate activities with own property

### Financial Summary

#### Accounts

Please note the company is overdue in filing its accounts.

#### Auditors Qualification

The Auditors have qualified their opinion on the accounts for 31/03/2006. The qualification relates to items of uncertainty or disagreement of a fundamental nature or is a multiple qualification. Such matters will impact upon aspects of the financial results.

#### Turnover

Turnover decreased by 29 % and reduced by 2,325,000 to GBP 5,636,000.

#### Operating Loss

Totalled GBP 1,464,000. In the year prior a Profit of GBP 758,000 was achieved.

#### Pre Tax Profit

The subject made a loss of GBP 1,608,000 in the period compared with a profit of GBP 586,000 in the previous period.

#### Working Capital

The company's working capital position has reduced from a surplus and is now a deficiency of GBP 1,087,000.

#### Net Worth

There was a negative net worth of GBP 1,080,000.

**\*\*\* End of Report on HARTFORD HALL ESTATE LIMITED \*\*\***