Registered number: 09200375

# TINGDENE HOUSE LIMITED
# UNAUDITED FINANCIAL STATEMENTS
# FOR THE YEAR ENDED 31 MARCH 2025

# Tingdene House Limited
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# Tingdene House Limited
## Balance Sheet
## As At 31 March 2025

**Registered number:** 09200375

| | Notes | 2025 £ | 2025 £ | 2024 £ | 2024 £ |
|---|---|---|---|---|---|
| **FIXED ASSETS** | | | | | |
| Tangible Assets | **4** | | 127 | | 386 |
| Investment Properties | **5** | | 2,100,000 | | 2,100,000 |
| Investments | **6** | | 3,417,000 | | - |
| | | | 5,517,127 | | 2,100,386 |
| **CURRENT ASSETS** | | | | | |
| Debtors | **7** | 38,982 | | 1,728,373 | |
| Cash at bank and in hand | | 54,143 | | 42,852 | |
| | | 93,125 | | 1,771,225 | |
| **Creditors: Amounts Falling Due Within One Year** | **8** | (1,823,430 ) | | (70,928 ) | |
| **NET CURRENT ASSETS (LIABILITIES)** | | | (1,730,305 ) | | 1,700,297 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | | 3,786,822 | | 3,800,683 |
| **Creditors: Amounts Falling Due After More Than One Year** | **9** | | (2,970,000 ) | | (2,970,000 ) |
| **PROVISIONS FOR LIABILITIES** | | | | | |
| Deferred Taxation | | | (26 ) | | (78 ) |
| **NET ASSETS** | | | 816,796 | | 830,605 |
| **CAPITAL AND RESERVES** | | | | | |
| Called up share capital | **10** | | 105 | | 120 |
| Revaluation reserve | **11** | | 320,000 | | 320,000 |
| Capital redemption reserve | | | (23,100 ) | | - |
| Profit and Loss Account | | | 519,791 | | 510,485 |
| **SHAREHOLDERS' FUNDS** | | | 816,796 | | 830,605 |

For the year ending 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Christopher Gibbard

Director
28/11/2025

The notes on pages 3 to 6 form part of these financial statements.

## 1. General Information

Tingdene House Limited is a private company, limited by shares, incorporated in England & Wales, registered number 09200375 . The registered office is 21-24 Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northants, NN8 4HB.

## 2. Accounting Policies

### 2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

### 2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

**Sale of goods**

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

**Rendering of services**

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

### 2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

| | |
|---|---|
| Computer Equipment | 10% SL |

### 2.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

### 2.5. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

## 3. Average Number of Employees

Average number of employees, including directors, during the year was: 3 (2024: 2)

## 4. Tangible Assets

| | Computer Equipment |
|---|---|
| | £ |
| **Cost or Valuation** | |
| As at 1 April 2024 | 2,590 |
| As at 31 March 2025 | 2,590 |
| **Depreciation** | |
| As at 1 April 2024 | 2,204 |
| Provided during the period | 259 |
| As at 31 March 2025 | 2,463 |
| **Net Book Value** | |
| As at 31 March 2025 | 127 |
| As at 1 April 2024 | 386 |

Cost or valuation as at 31 March 2025 represented by:

| | Computer Equipment |
|---|---|
| | £ |
| At cost | 2,590 |
| | 2,590 |

## 5. Investment Property

| | 2025 |
|---|---|
| | £ |
| **Fair Value** | |
| As at 1 April 2024 and 31 March 2025 | 2,100,000 |

## 6. Investments

| | Listed |
|---|---|
| | £ |
| **Cost or Valuation** | |
| As at 1 April 2024 | - |
| Additions | 3,417,000 |
| As at 31 March 2025 | 3,417,000 |
| **Provision** | |
| As at 1 April 2024 | - |
| As at 31 March 2025 | - |
| **Net Book Value** | |
| As at 31 March 2025 | 3,417,000 |
| As at 1 April 2024 | - |

## 7. Debtors

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| **Due within one year** | | |
| Trade debtors | 1,122 | 59,239 |
| Prepayments and accrued income | 23,860 | 11,119 |
| Other debtors | - | 1,059,044 |
| | 24,982 | 1,129,402 |
| **Due after more than one year** | | |
| Other debtors | - | 584,971 |
| Pat Gib Loan | 14,000 | 14,000 |
| | 14,000 | 598,971 |
| | 38,982 | 1,728,373 |

## 8. Creditors: Amounts Falling Due Within One Year

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Trade creditors | 2,327 | 2,039 |
| Corporation tax | 2,232 | 11,492 |
| Other taxes and social security | 1,863 | 2,012 |
| VAT | 8,986 | 12,130 |
| Other creditors | 257,457 | 8,357 |
| Accruals and deferred income | 50,565 | 34,898 |
| Investment shares balance unpaid | 1,500,000 | - |
| | 1,823,430 | 70,928 |

## 9. Creditors: Amounts Falling Due After More Than One Year

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Other creditors - Tingdene Holdings | 2,772,835 | 2,772,835 |
| Other creditors - Tingdene Holdings Loan Mill Marina | 100,000 | 100,000 |
| Other creditors - Tingdene Holdings Loan Internediary for Estates | 83,165 | 83,165 |
| Tingdene Holdings | 14,000 | 14,000 |
| | 2,970,000 | 2,970,000 |

## 10. Share Capital

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Allotted, Called up and fully paid | 105 | 120 |

## 11. Reserves

| | Revaluation Reserve |
|---|---|
| | £ |
| As at 1 April 2024 | 320,000 |
| As at 31 March 2025 | 320,000 |

12. **Related Party Transactions**

**Tingdene Estates Limited**

Tingdene House owns 51% of Tingdene Estates Limited

**Tingdene Holdings**

A company in which C J Gibbard is a shareholder

Included in Creditors due > 1 year is a loan from Tingdene Holdings Limited totalling £2,970,000. The loan is on an interest only basis and interest during the period totalled £84,060 (2024: £84,216). There is no set timetable for repayment of capital.

**Tingdene Investments Limited**

A company in which C J Gibbard is a shareholder

During the period the company received rental income of £3,718 (2024: £3,718) from Tingdene Investments Limited. Included within other creditors is £248,790 owed to Tingdene Investments Limited at the balance sheet date.

13.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.