

Company registration number 10210708 (England and Wales)

PATRICK PROPERTIES BOWDON LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025
PAGES FOR FILING WITH REGISTRAR

PATRICK PROPERTIES BOWDON LIMITED

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PATRICK PROPERTIES BOWDON LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Investment property	4	1,043,871		2,441,868	
Current assets					
Debtors	5	4,238,488		4,244,919	
Cash at bank and in hand		60,801		-	
		<u>4,299,289</u>		<u>4,244,919</u>	
Creditors: amounts falling due within one year	6	<u>(5,042,223)</u>		<u>(6,414,159)</u>	
Net current liabilities			(742,934)		(2,169,240)
Net assets			<u>300,937</u>		<u>272,628</u>
Capital and reserves					
Called up share capital			1		1
Profit and loss reserves			<u>300,936</u>		<u>272,627</u>
Total equity			<u>300,937</u>		<u>272,628</u>

For the financial year ended 30 September 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 of its financial statements for the year in question in accordance with section 476.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

The financial statements were approved by the board of directors and authorised for issue on 17 September 2026 and are signed on its behalf by:

Mr J R Kennedy
Director

Company registration number 10210708 (England and Wales)

PATRICK PROPERTIES BOWDON LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2025

1 Accounting policies

Company information

Patrick Properties Bowdon Limited is a private company limited by shares incorporated in England and Wales. The registered office is Hamilton House, Church Street, Altrincham, WA14 4DR.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties. The principal accounting policies adopted are set out below.

1.2 Going concern

The ultimate controlling party has confirmed that they will financially support the company in order to meet any day to day financial commitments as they fall due.

Given the financial support confirmed by the ultimate controlling party, the directors have continued to adopt the going concern basis in preparing the financial statements.

1.3 Turnover

Turnover relates to rental income net of VAT for the period and recognised on a straight line basis. Operating lease incentives are taken into account and spread up to the earliest break-clause of the lease where applicable.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

PATRICK PROPERTIES BOWDON LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Controlling party

The immediate parent of the company is Patrick Properties Hotels Ltd whose registered office is Hamilton House, Church Street, Altrincham, England, WA14 4DR. The ultimate controlling party is Brian Kennecey.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Investment property valuations

The company's investment properties are stated at fair value. In determining fair value, management uses available market evidence, including recent comparable transactions, rental income data and property yields. Changes in these assumptions could have a material effect on the valuation of investment properties and the amounts reported in the financial statements.

PATRICK PROPERTIES BOWDON LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

3 Employees

The average monthly number of persons (excluding directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	0	0

4 Investment property

	2025 £
Fair value	
At 1 October 2024	2,441,868
Additions	202,871
Disposals	(1,456,280)
Other changes	(144,588)
At 30 September 2025	1,043,871

Investment property comprises £1,043,871 land and building (2024: £2,441,868) The fair value of the investment property has been arrived at on the basis of a valuation carried out within 12 months of the year end by an internal Chartered Surveyor. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

5 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	40,729	-
Amounts owed by group undertakings	193,053	3,928
Other debtors	4,004,706	4,240,991
	4,238,488	4,244,919

6 Creditors: amounts falling due within one year

	2025 £	2024 £
Bank loans and overdrafts	-	38
Trade creditors	-	143,505
Amounts owed to group undertakings	5,020,893	6,262,161
Taxation and social security	6,788	-
Other creditors	14,542	8,455
	5,042,223	6,414,159

PATRICK PROPERTIES BOWDON LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

7 Events after the reporting date

There were no post balance sheet events which require disclosure at the balance sheet date.

8 Related party transactions

There were no related party transactions which require disclosure under FRS 102 Section 1A.

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.