

LANDSEER DEVELOPMENT COMPANY LTD

**Company Registration Number:
10762162 (England and Wales)**

Unaudited abridged accounts for the year ended 31 December 2024

Period of accounts

Start date: 01 January 2024

End date: 31 December 2024

LANDSEER DEVELOPMENT COMPANY LTD

Contents of the Financial Statements for the Period Ended 31 December 2024

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LANDSEER DEVELOPMENT COMPANY LTD

Balance sheet

As at 31 December 2024

	<i>Notes</i>	<i>2024</i>	<i>2023</i>
		£	£
Current assets			
Stocks:		45,634,334	45,105,496
Debtors:	3	164,138	156,738
Cash at bank and in hand:		101,439	142,803
Total current assets:		<u>45,899,911</u>	<u>45,405,037</u>
Creditors: amounts falling due within one year:	4	(84,622,433)	(61,343,933)
Net current assets (liabilities):		<u>(38,722,522)</u>	<u>(15,938,896)</u>
Total assets less current liabilities:		(38,722,522)	(15,938,896)
Creditors: amounts falling due after more than one year:			(13,908,928)
Total net assets (liabilities):		<u>(38,722,522)</u>	<u>(29,847,824)</u>
Capital and reserves			
Called up share capital:		100	100
Profit and loss account:		(38,722,622)	(29,847,924)
Shareholders funds:		<u>(38,722,522)</u>	<u>(29,847,824)</u>

The notes form part of these financial statements

LANDSEER DEVELOPMENT COMPANY LTD

Balance sheet statements

For the year ending 31 December 2024 the company was entitled to exemption 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.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

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

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 09 December 2025
and signed on behalf of the board by:**

Name: Derrick Beare
Status: Director

The notes form part of these financial statements

LANDSEER DEVELOPMENT COMPANY LTD

Notes to the Financial Statements

for the Period Ended 31 December 2024

1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

LANDSEER DEVELOPMENT COMPANY LTD

Notes to the Financial Statements
for the Period Ended 31 December 2024

2. Employees

	<i>2024</i>	<i>2023</i>
Average number of employees during the period	0	0

LANDSEER DEVELOPMENT COMPANY LTD

Notes to the Financial Statements
for the Period Ended 31 December 2024

3. Debtors

	<i>2024</i>	<i>2023</i>
	£	£
Debtors due after more than one year:	0	0

LANDSEER DEVELOPMENT COMPANY LTD

Notes to the Financial Statements

for the Period Ended 31 December 2024

4. Creditors: amounts falling due within one year note

At 31 December 2024, creditors falling due within one year amounted to £84,622,434 (2023: £61,343,933). This balance comprised bank loans of £30,636,716 (2023: £30,785,336), trade creditors of £23,487 (2023: £13,420), amounts owed to group undertakings of £53,591,080 (2023: £30,495,427), and accruals and deferred income of £371,151 (2023: £49,750).

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Notes to the Financial Statements

for the Period Ended 31 December 2024

5. Related party transactions

The Company has taken advantage of the exemptions provided by "Financial Reporting Standard 102" not to disclose transactions with the entities wholly owned within the group. The Company has not entered into any material transactions with related parties that have not been conducted under normal market conditions.

LANDSEER DEVELOPMENT COMPANY LTD

Notes to the Financial Statements

for the Period Ended 31 December 2024

6. Post balance sheet events

The termination date of the senior debt facility has been extended to October 15, 2025. On September 29, 2025, the Company sold its property classified within Stocks and fully repaid the bank loan.

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.