REGISTERED NUMBER: 11368292 (England and Wales)

CALDER ROAD INVESTMENTS LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2025

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CALDER ROAD INVESTMENTS LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2025

DIRECTOR:	S Seidenfeld
REGISTERED OFFICE:	109 Wargrave Avenue London N15 6TU
REGISTERED NUMBER:	11368292 (England and Wales)
ACCOUNTANTS:	Sugarwhite Meyer Accountants Ltd First Floor 94 Stamford Hill London N16 6XS

BALANCE SHEET
31 MAY 2025

	Notes	2025 £	£	2024 £	£
FIXED ASSETS					
Investment property	5		1,543,989		1,523,989
CURRENT ASSETS					
Debtors	6	157,645		163,540	
Cash at bank		2,087		2,223	
		159,732		165,763	
CREDITORS					
Amounts falling due within one year	7	227,830		218,924	
NET CURRENT LIABILITIES			(68,098)		(53,161)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,475,891		1,470,828
CREDITORS					
Amounts falling due after more than one year	8		(1,367,581)		(1,376,773)
PROVISIONS FOR LIABILITIES	10		(26,250)		(23,566)
NET ASSETS			82,060		70,489
CAPITAL AND RESERVES					
Called up share capital			100		100
Fair value reserve	11		78,750		78,750
Retained earnings			3,210		(8,361)
			82,060		70,489

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2025 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

BALANCE SHEET - continued
31 MAY 2025

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

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the director and authorised for issue on 1 April 2026 and were signed by:

S Seidenfeld - Director

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

1. STATUTORY INFORMATION

Calder Road Investments Ltd is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements have been prepared on the historical cost basis, as modified to include investment properties measured at fair value through profit or loss.

Significant judgements and estimates
In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts 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. The estimates and underlying assumptions are reviewed on an ongoing basis.

Turnover
Turnover is recognised at the fair value of the consideration receivable in respect of services provided in the normal course of business. The turnover of the company is represented by rents and charges receivable in respect of the company's investment portfolio.

Investment property
Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. It is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2024 - NIL).

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2024	1,523,989
Additions	20,000
At 31 May 2025	1,543,989
NET BOOK VALUE	
At 31 May 2025	1,543,989
At 31 May 2024	1,523,989

The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the company's director who has the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties in the same location.

The historical cost of investment properties at 31 May 2025 is £1,438,989.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other debtors	157,645	163,540

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Bank loans and overdrafts	9,600	10,000
Taxation and social security	856	-
Other creditors	217,374	208,924
	227,830	218,924

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025 £	2024 £
Bank loans	1,367,581	1,376,773
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more than 5 years by non-instalments	1,365,988	1,365,988

9. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	1,377,181	1,386,773

The bank loan is secured by a legal charge over the company's investment property.

10. PROVISIONS FOR LIABILITIES

	2025	2024
	£	£
Deferred tax	26,250	23,566

	Deferred tax
	£
Balance at 1 June 2024	23,566
Charge to Profit and Loss Account during year	2,684
Balance at 31 May 2025	26,250

Deferred tax arises from the revaluation of investment properties.

11. RESERVES

	Fair value reserve
	£
At 1 June 2024 and 31 May 2025	78,750

12. RELATED PARTY DISCLOSURES

Other debtors include amounts aggregating £96,505 (2024: £102,400) due from related companies under common control.

Other creditors include amounts aggregating £128,490 (2024: £119,100) due to related companies under common control.

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.