

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2025

FOR

AZF PROPERTIES LIMITED

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FOR THE YEAR ENDED 31 JULY 2025

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BALANCE SHEET
31 JULY 2025

	Notes	2025 £	£	2024 £	£
FIXED ASSETS					
Tangible assets	4		1,573		1,855
Investment property	5		<u>945,000</u>		<u>995,000</u>
			<u>946,573</u>		<u>996,855</u>
CURRENT ASSETS					
Debtors	6	2,841		1,847	
Cash at bank and in hand		<u>2,132</u>		<u>8,766</u>	
		4,973		10,613	
CREDITORS					
Amounts falling due within one year	7	<u>568,893</u>		<u>579,374</u>	
NET CURRENT LIABILITIES			<u>(563,920)</u>		<u>(568,761)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>382,653</u>		<u>428,094</u>
CREDITORS					
Amounts falling due after more than one year	8		(455,423)		(455,397)
PROVISIONS FOR LIABILITIES	9		<u>(7,593)</u>		<u>(20,160)</u>
NET LIABILITIES			<u>(80,363)</u>		<u>(47,463)</u>
CAPITAL AND RESERVES					
Called up share capital			2		2
Revaluation reserve			21,754		59,254
Retained earnings			<u>(102,119)</u>		<u>(106,719)</u>
			<u>(80,363)</u>		<u>(47,463)</u>

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

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

The directors acknowledge their 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.

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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 26 October 2025 and were signed on its behalf by:

Z J Fry - Director

A R Fry - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025**

1. STATUTORY INFORMATION

AZF Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

Registered number:	11666708
Registered office:	47 Dawn Crescent Upper Beeding Steyning West Sussex BN44 3WH

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES**Basis of preparing the financial statements**

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. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents amounts receivable by the company in respect of rent receivable during the period. Turnover is exempt from Value Added Tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc	- 20% on cost
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Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Investment property

Investment property, which is property held to earn rentals and/or capital appreciation, is initially recognised at cost, which includes purchase cost and directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit and loss.

Financial instruments

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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.

Going concern

The company is financed by loans from the directors. Whilst this balance is due on demand, the directors have indicated that this balance will only be drawn to the extent that the company's cash flows can support repayment. The forecast cash flow of the company support that liabilities can be met as they fall due.

It is on this basis that the directors have concluded that the company is a going concern. As a result, these financial statements are prepared on a going concern basis.

3. EMPLOYEES

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2025

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 August 2024	1,820	3,652	5,472
Additions	384	-	384
At 31 July 2025	<u>2,204</u>	<u>3,652</u>	<u>5,856</u>
DEPRECIATION			
At 1 August 2024	576	3,041	3,617
Charge for year	347	319	666
At 31 July 2025	<u>923</u>	<u>3,360</u>	<u>4,283</u>
NET BOOK VALUE			
At 31 July 2025	<u>1,281</u>	<u>292</u>	<u>1,573</u>
At 31 July 2024	<u>1,244</u>	<u>611</u>	<u>1,855</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 August 2024	995,000
Revaluations	(50,000)
At 31 July 2025	<u>945,000</u>
NET BOOK VALUE	
At 31 July 2025	<u>945,000</u>
At 31 July 2024	<u>995,000</u>

Fair value at 31 July 2025 is represented by:

	£
Valuation in 2021	13,151
Valuation in 2022	75,000
Valuation in 2023	(9,197)
Valuation in 2025	(50,000)
Cost	<u>916,046</u>
	<u>945,000</u>

Investment property was valued on an open market basis on 31 July 2025 by the directors .

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other debtors	-	500
Prepayments and accrued income	<u>2,841</u>	<u>1,347</u>
	<u>2,841</u>	<u>1,847</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Bank loans	82,002	82,573
Trade creditors	3,850	3,076
Other creditors	146,143	52,008
Directors' current accounts	335,353	439,378
Accruals and deferred income	<u>1,545</u>	<u>2,339</u>
	<u>568,893</u>	<u>579,374</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2025

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR - continued

The amount due to the directors is interest free and repayable on demand.

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

	2025 £	2024 £
Bank loans more than 5yrs	<u>455,423</u>	<u>455,397</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more than 5yrs	<u>455,423</u>	<u>455,397</u>

National Westminster Bank PLC hold fixed and floating charges over all current and future assets of the company.

9. PROVISIONS FOR LIABILITIES

	2025 £	2024 £
Deferred tax	<u>7,593</u>	<u>20,160</u>
		Deferred tax
		£
Balance at 1 August 2024		20,160
Movement		<u>(12,567)</u>
Balance at 31 July 2025		<u>7,593</u>

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.