

**IGC PROPERTY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2025**

IGC Property Limited
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IGC Property Limited
Balance Sheet
As At 31 August 2025

Registered number: 12166316

		2025		2024	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	4		521,000		525,000
			521,000		525,000
CURRENT ASSETS					
Debtors	5	10		10	
Cash at bank and in hand		3,573		2,685	
		3,583		2,695	
Creditors: Amounts Falling Due Within One Year	6	(300,098)		(383,370)	
NET CURRENT ASSETS (LIABILITIES)			(296,515)		(380,675)
TOTAL ASSETS LESS CURRENT LIABILITIES			224,485		144,325
Creditors: Amounts Falling Due After More Than One Year	7		(157,793)		(79,586)
PROVISIONS FOR LIABILITIES					
Deferred Taxation			(14,003)		(13,593)
NET ASSETS			52,689		51,146
CAPITAL AND RESERVES					
Called up share capital	9		10		10
Profit and Loss Account			52,679		51,136
SHAREHOLDERS' FUNDS			52,689		51,146

IGC Property Limited
Balance Sheet (continued)
As At 31 August 2025

For the year ending 31 August 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 Iain Wallace

Director

03/02/2026

The notes on pages 3 to 4 form part of these financial statements.

IGC Property Limited
Notes to the Financial Statements
For The Year Ended 31 August 2025

1. General Information

IGC Property Limited is a private company, limited by shares, incorporated in England & Wales, registered number 12166316 . The registered office is 1 Derwent Business Centre, Clarke Street, Derby, DE1 2BU.

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, excluding discounts, rebates, value added tax or other similar sales taxes.

2.3. Investment Properties

Investment properties are measured at fair value determined annually and adjusted if necessary for any difference in the nature, location or condition of the specific asset. The fair value of property was obtained from an online property resource company and has not been based on a valuation by an independent valuer with a professional qualification.

Changes in fair value are recognised in the profit and loss account.

2.4. Deferred Taxation

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

2.5. Registrar Filing Requirements

The company has taken advantage of Companies Act 2006 section 444(1) and opted not to file the profit and loss account, directors report, and notes to the financial statements relating to the profit and loss account.

3. Average Number of Employees

Average number of employees, including directors, during the period was as follows:

	2025	2024
Office and administration	2	2
	<u>2</u>	<u>2</u>

4. Tangible Assets

	Investment Properties £
Cost or Valuation	
As at 1 September 2024	525,000
Revaluation	(4,000)
As at 31 August 2025	<u>521,000</u>
Net Book Value	
As at 31 August 2025	<u>521,000</u>
As at 1 September 2024	<u>525,000</u>

5. Debtors

	2025 £	2024 £
Due within one year		
Other debtors	<u>10</u>	<u>10</u>

IGC Property Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 August 2025

6. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Bank loans and overdrafts	3,104	3,012
Other creditors	1,200	1,200
Accruals and deferred income	1,180	895
Directors' loan accounts	294,614	378,263
	<u>300,098</u>	<u>383,370</u>

7. Creditors: Amounts Falling Due After More Than One Year

	2025	2024
	£	£
Bank loans	157,793	79,586
	<u>157,793</u>	<u>79,586</u>

8. Secured Creditors

Of the creditors falling due within and after more than one year the following amount is secured by a fixed charge over the investment property. Of this amount, £79,785 is on a repayment basis over a term of 25 years and £81,112 is on an interest only basis over a term of 35 years.

	2025	2024
	£	£
Bank loans and overdrafts	160,897	82,598

9. Share Capital

	2025	2024
	£	£
Allotted, Called up and fully paid	10	10
	<u>10</u>	<u>10</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.