

Unaudited Financial Statements
for the Year Ended 31 October 2025
for
Alesbrook Properties Ltd

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for the Year Ended 31 October 2025**

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Alesbrook Properties Ltd
Company Information
for the Year Ended 31 October 2025

DIRECTOR: Miss M J Alesbrook

REGISTERED OFFICE: 106 Coton Park
Linton
Swadlincote
United Kingdom
DE12 6RF

REGISTERED NUMBER: 12249708 (England and Wales)

ACCOUNTANTS: M. J. Shapcott & Co. Limited
Chartered Accountants
Charter House, Wyvern Court
Stanier Way
Derby
DE21 6BF

**Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Alesbrook Properties Ltd**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Alesbrook Properties Ltd for the year ended 31 October 2025 which comprise the Income Statement, Statement of Financial Position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Alesbrook Properties Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Alesbrook Properties Ltd and state those matters that we have agreed to state to the director of Alesbrook Properties Ltd in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Alesbrook Properties Ltd and its director for our work or for this report.

It is your duty to ensure that Alesbrook Properties Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Alesbrook Properties Ltd. You consider that Alesbrook Properties Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Alesbrook Properties Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

M. J. Shapcott & Co. Limited
Chartered Accountants
Charter House, Wyvern Court
Stanier Way
Derby
DE21 6BF

28 July 2026

Statement of Financial Position
31 October 2025

	Notes	2025 £	£	2024 £	£
FIXED ASSETS					
Tangible assets	4		6,301		7,443
Investment property	5		<u>615,000</u>		<u>615,000</u>
			621,301		622,443
CURRENT ASSETS					
Debtors	6	45,000		-	
Prepayments and accrued income		357		-	
Cash at bank and in hand		<u>20,184</u>		<u>95,530</u>	
		65,541		95,530	
CREDITORS					
Amounts falling due within one year	7	<u>134,369</u>		<u>168,449</u>	
NET CURRENT LIABILITIES			(68,828)		(72,919)
TOTAL ASSETS LESS CURRENT LIABILITIES			552,473		549,524
CREDITORS					
Amounts falling due after more than one year	8		(465,750)		(465,750)
PROVISIONS FOR LIABILITIES			(26,952)		(17,977)
ACCRUALS AND DEFERRED INCOME			(101)		(4,244)
NET ASSETS			<u>59,670</u>		<u>61,553</u>
CAPITAL AND RESERVES					
Called up share capital			1		1
Fair value reserve	10		104,844		113,819
Retained earnings			<u>(45,175)</u>		<u>(52,267)</u>
			59,670		61,553

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

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

The director acknowledges her responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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 director and authorised for issue on 28 July 2026 and were signed by:

Miss M J Alesbrook - Director

**Notes to the Financial Statements
for the Year Ended 31 October 2025**

1. STATUTORY INFORMATION

Alesbrook Properties 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.

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 is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

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

Fixtures and fittings	- 15% on reducing balance
Computer equipment	- 33% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

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 statement of financial position date.

Deferred tax

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

3. EMPLOYEES AND DIRECTORS

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

Notes to the Financial Statements - continued
for the Year Ended 31 October 2025

4. **TANGIBLE FIXED ASSETS**

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 November 2024 and 31 October 2025	<u>8,040</u>	<u>96</u>	<u>8,136</u>
DEPRECIATION			
At 1 November 2024	642	51	693
Charge for year	<u>1,110</u>	<u>32</u>	<u>1,142</u>
At 31 October 2025	<u>1,752</u>	<u>83</u>	<u>1,835</u>
NET BOOK VALUE			
At 31 October 2025	<u>6,288</u>	<u>13</u>	<u>6,301</u>
At 31 October 2024	<u>7,398</u>	<u>45</u>	<u>7,443</u>

5. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 November 2024 and 31 October 2025	<u>615,000</u>
NET BOOK VALUE	
At 31 October 2025	<u>615,000</u>
At 31 October 2024	<u>615,000</u>

Fair value at 31 October 2025 is represented by:

	£
Valuation in 2023	25,043
Valuation in 2024	106,753
Cost	<u>483,204</u>
	<u>615,000</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2025 £	2024 £
Cost	<u>483,204</u>	<u>483,204</u>
Aggregate depreciation	<u>(28,992)</u>	<u>(16,681)</u>

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

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025 £	2024 £
Other debtors	<u>45,000</u>	<u>-</u>

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025 £	2024 £
Other creditors	<u>134,369</u>	<u>168,449</u>

Notes to the Financial Statements - continued
for the Year Ended 31 October 2025

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

	2025	2024
	£	£
Bank loans	<u>465,750</u>	<u>465,750</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>465,750</u>	<u>465,750</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	<u>465,750</u>	<u>-</u>

The director has provided a personal guarantee over the bridging loan held by the company

10. **RESERVES**

	Fair value reserve £
At 1 November 2024	113,819
Transfer	<u>(8,975)</u>
At 31 October 2025	<u>104,844</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.