Registered number: 12422708

ORWELL (BASILDON) HOLDING LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 30 SEPTEMBER 2025

ORWELL (BASILDON) HOLDING LIMITED
REGISTERED NUMBER: 12422708

BALANCE SHEET
AS AT 30 SEPTEMBER 2025

	Note		2025 £		*2024* *£*
Fixed assets					
Investments	3		**50**		*1*
			50		*1*
Current assets					
Debtors: amounts falling due within one year	4	**5,970,454**		*3,995,659*	
Cash at bank and in hand	5	**123,875**		*11*	
		6,094,329		*3,995,670*	
Creditors: amounts falling due within one year	6	**(821,736)**		*(750)*	
Net current assets			**5,272,593**		*3,994,920*
Total assets less current liabilities			**5,272,643**		*3,994,921*
Creditors: amounts falling due after more than one year			**(3,277,723)**		*-*
Net assets			**1,994,920**		*3,994,921*
Capital and reserves					
Called up share capital	8		**2,000,100**		*4,000,100*
Profit and loss account			**(5,180)**		*(5,179)*
			1,994,920		*3,994,921*

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 September 2026.

M Aldridge
Director

N Strelitz
Director

The notes on pages 3 to 6 form part of these financial statements.

BALANCE SHEET (CONTINUED)
AS AT 30 SEPTEMBER 2025

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025

1. General information

Orwell (Basildon) Holdings Limited is a private company limited by shares and incorporated in England and Wales. The registered address of the company is Tower 42, 25 Old Broad Street, London, EC2N 1HQ. The principal activity of the company is that of a holding company for real estate development.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006. The disclosure requirements of Section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

2.2 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Profit and loss account for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.3 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.4 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. Fixed asset investments

	Investments in subsidiary companies
	£
Cost or valuation	
At 1 October 2024	**1**
Additions	**50**
Disposals	**(1)**
At 30 September 2025	**50**

Subsidiary undertaking

The following was a subsidiary undertaking of the Company:

Name	Class of shares	Holding
Orwell (Basildon) JV Limited	Ordinary	50%

The aggregate of the share capital and reserves as at 30 September 2025 and the profit or loss for the year ended on that date for the subsidiary undertaking was as follows:

Name	Aggregate of share capital and reserves
Orwell (Basildon) JV Limited	**100**

4. Debtors

	2025	*2024*
	£	*£*
Amounts owed by group undertakings	**5,970,454**	*3,995,659*
	5,970,454	*3,995,659*

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025

5. Cash and cash equivalents

	2025	2024
	£	£
Cash at bank and in hand	**123,875**	*11*
	123,875	*11*

6. Creditors: Amounts falling due within one year

	2025	2024
	£	£
Other creditors	**821,736**	-
Accruals and deferred income	-	*750*
	821,736	*750*

7. Creditors: Amounts falling due after more than one year

	2025	2024
	£	£
Other creditors	**3,277,723**	-
	3,277,723	-

8. Share capital

	2025	2024
	£	£
Allotted, called up and fully paid		
100 *(2024 - 100)* Ordinary shares shares of £1.00 each	**100**	*100*
2,000,000 *(2024 - 4,000,000)* Preference Shares shares of £1.00 each	**2,000,000**	*4,000,000*
	2,000,100	*4,000,100*

9. Related party transactions

Included within other creditors due within more than one year are shareholders loans, these are split as Channey Investments Limited £781,021 and Capsec Limited £2,496,702. These balances were are interest free.

10. Controlling party

The company is controlled by the Shareholders in virture of their shareholding.

11. Auditors' information

The auditors' report on the financial statements for the year ended 30 September 2025 was unqualified.

The audit report was signed on 29 September 2026 by Duncan Stannett (Senior statutory auditor) on behalf of Barnes Roffe Audit Limited.

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.