

**BEESWING DEVELOPMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025**

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FOR THE YEAR ENDED 31 JULY 2025

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DIRECTORS:

C A Sullivan
Mr G M Cliff
Mrs G A Sullivan

REGISTERED OFFICE:

Cn House
4 Brooks Drive
Cheadle Royal Business Park
Cheadle
Cheshire
SK8 3TD

REGISTERED NUMBER:

12698708 (England and Wales)

ACCOUNTANTS:

Clarke Nicklin LLP
Chartered Accountants
Clarke Nicklin House
Brooks Drive
Cheadle Royal Business Park
Cheadle
Cheshire
SK8 3TD

BALANCE SHEET
31 JULY 2025

	Notes	2025 £	£	2024 £	£
FIXED ASSETS					
Tangible assets	4		3,453		4,604
Investment property	5		<u>2,080,900</u>		<u>1,989,821</u>
			2,084,353		1,994,425
CURRENT ASSETS					
Debtors	6	3,037		79,087	
Cash at bank		<u>10,523</u>		<u>80,322</u>	
		13,560		159,409	
CREDITORS					
Amounts falling due within one year	7	<u>2,026,931</u>		<u>1,963,642</u>	
NET CURRENT LIABILITIES			<u>(2,013,371)</u>		<u>(1,804,233)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			70,982		190,192
CREDITORS					
Amounts falling due after more than one year	8		(65,880)		(238,975)
PROVISIONS FOR LIABILITIES			<u>(230,315)</u>		<u>(230,315)</u>
NET LIABILITIES			<u>(225,213)</u>		<u>(279,098)</u>
CAPITAL AND RESERVES					
Called up share capital	10		100		100
Retained earnings			<u>(225,313)</u>		<u>(279,198)</u>
SHAREHOLDERS' FUNDS			<u>(225,213)</u>		<u>(279,098)</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:

- 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.

BALANCE SHEET - continued
31 JULY 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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 25 June 2026 and were signed on its behalf by:

C A Sullivan - Director

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

1. STATUTORY INFORMATION

Beeswing Developments 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. 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.

Motor vehicles - 25% on reducing balance

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 Statement of Income and Retained Earnings, 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.

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 JULY 2025

4. TANGIBLE FIXED ASSETS

	Motor vehicles £
COST	
At 1 August 2024 and 31 July 2025	<u>11,640</u>
DEPRECIATION	
At 1 August 2024	7,036
Charge for year	<u>1,151</u>
At 31 July 2025	<u>8,187</u>
NET BOOK VALUE	
At 31 July 2025	<u>3,453</u>
At 31 July 2024	<u>4,604</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 August 2024	1,989,821
Additions	<u>91,079</u>
At 31 July 2025	<u>2,080,900</u>
NET BOOK VALUE	
At 31 July 2025	<u>2,080,900</u>
At 31 July 2024	<u>1,989,821</u>

Fair value at 31 July 2025 is represented by:

	£
Valuation in 2023	709,159
Valuation in 2024	212,102
Cost	<u>1,159,639</u>
	<u>2,080,900</u>

If the properties had not been revalued they would have been included at the following historical cost:

	2025 £	2024 £
Cost	<u>1,068,560</u>	<u>1,068,560</u>

The investment properties were valued on an open market basis on 31 July 2024 by the directors .

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

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Amounts owed by group undertakings	-	76,050
Other debtors	3,037	3,037
	<u>3,037</u>	<u>79,087</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts	1,403,857	795,796
Trade creditors	19,251	19,252
Amounts owed to group undertakings	519,811	787,113
Other creditors	84,012	361,481
	<u>2,026,931</u>	<u>1,963,642</u>

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

	2025	2024
	£	£
Other creditors	<u>65,880</u>	<u>238,975</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	1,403,857	795,796
Other loans	65,880	238,975
	<u>1,469,737</u>	<u>1,034,771</u>

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2025	2024
			£	£
100	Ordinary	1	<u>100</u>	<u>100</u>

11. ULTIMATE CONTROLLING PARTY

The ultimate controlling parties are Capstone Fox Holdings Ltd (50% ordinary share capital) and Watershed 4 Limited (50% ordinary share capital).

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.