REGISTERED NUMBER: 12923607 (England and Wales)

Real Properties (East Yorks) Ltd

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2025

Southgates
Chartered Certified Accountants
9 Market Place
Hedon
East Yorkshire
HU12 8JA

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for the Year Ended 31 October 2025

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Real Properties (East Yorks) Ltd

COMPANY INFORMATION
for the Year Ended 31 October 2025

DIRECTORS:	Mr C Plewes Mrs A J Plewes
REGISTERED OFFICE:	9 Market Place Hedon East Yorkshire HU12 8JA
REGISTERED NUMBER:	12923607 (England and Wales)
ACCOUNTANTS:	Southgates Chartered Certified Accountants 9 Market Place Hedon East Yorkshire HU12 8JA

BALANCE SHEET
31 October 2025

	Notes	2025 £	£	2024 £	£
FIXED ASSETS					
Investment property	4		**310,000**		290,000
CURRENT ASSETS					
Debtors	5	**166**		462	
Cash at bank		**901**		313	
		1,067		775	
CREDITORS					
Amounts falling due within one year	6	**49,529**		55,126	
NET CURRENT LIABILITIES			**(48,462)**		(54,351)
TOTAL ASSETS LESS CURRENT LIABILITIES			**261,538**		235,649
CREDITORS					
Amounts falling due after more than one year	7		**(217,600)**		(217,600)
PROVISIONS FOR LIABILITIES			**(15,819)**		(12,019)
NET ASSETS			**28,119**		6,030
CAPITAL AND RESERVES					
Called up share capital			**2**		2
Revaluation reserve	9		**67,440**		51,240
Retained earnings			**(39,323)**		(45,212)
SHAREHOLDERS' FUNDS			**28,119**		6,030

The notes form part of these financial statements

BALANCE SHEET - continued
31 October 2025

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 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 Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 1 July 2026 and were signed on its behalf by:

Mr C Plewes - Director

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 October 2025

1. STATUTORY INFORMATION

Real Properties (East Yorks) 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.

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.

All investment properties are valued annually by qualified external valuers or by officers of the company, at market value. No depreciation is provided on investment properties as the directors considers that, as these properties are held for investment, to depreciate them would not give a true and fair view.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, 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.

Financial instruments
Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2024 - 2) .

4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 November 2024	**290,000**
Revaluations	**20,000**
At 31 October 2025	**310,000**
NET BOOK VALUE	
At 31 October 2025	**310,000**
At 31 October 2024	290,000

Fair value at 31 October 2025 is represented by:

	£
Valuation in 2021	**31,996**
Valuation in 2022	**31,263**
Valuation in 2025	**20,000**
Cost	**226,741**
	310,000

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

	2025	2024
	£	£
Cost	**225,721**	225,721

Investment property was valued on an open market basis on 31 October 2022 by the directors .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Prepayments	**166**	462

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Directors' current accounts	**49,329**	54,926
Accruals	**200**	200
	49,529	55,126

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

	2025	2024
	£	£
Bank loans more 5 yrs non-inst	**217,600**	217,600

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	**217,600**	217,600

8. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	**217,600**	217,600

9. RESERVES

	Revaluation reserve
	£
At 1 November 2024	**51,240**
Investment property	**16,200**
At 31 October 2025	**67,440**

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.