REGISTERED NUMBER: 15744754 (England and Wales)

Unaudited Financial Statements

for the Period 27 May 2024 to 31 May 2025

for

Hainton House Ltd

Contents of the Financial Statements
for the Period 27 May 2024 to 31 May 2025

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3

Hainton House Ltd

Company Information
for the Period 27 May 2024 to 31 May 2025

DIRECTOR:	C Gruzman
REGISTERED OFFICE:	12 Holland Road Manchester M8 4NP
REGISTERED NUMBER:	15744754 (England and Wales)
ACCOUNTANTS:	Freedman Frankl & Taylor Reedham House 31 King Street West Manchester Greater Manchester M3 2PJ

Balance Sheet
31 May 2025

	Notes	£
FIXED ASSETS		
Investment property	4	1,082,230
CURRENT ASSETS		
Debtors	5	8,144
Cash at bank		21,218
		29,362
CREDITORS		
Amounts falling due within one year	6	(1,164,806)
NET CURRENT LIABILITIES		(1,135,444)
TOTAL ASSETS LESS CURRENT LIABILITIES		(53,214)
CAPITAL AND RESERVES		
Called up share capital		100
Retained earnings		(53,314)
		(53,214)

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

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

The director acknowledges his 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 Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 27 February 2026 and were signed by:

C Gruzman - Director

Notes to the Financial Statements for the Period 27 May 2024 to 31 May 2025

1. STATUTORY INFORMATION

Hainton House 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.

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.

Taxation
Taxation for the period 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 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 period 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.

Going concern
The company's financial statements for the period ended 31 May 2025 have been prepared on a going concern basis, after making appropriate enquires, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 1 .

continued...

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Additions	1,082,230
At 31 May 2025	1,082,230
NET BOOK VALUE	
At 31 May 2025	1,082,230

The directors consider the market value of the investment property at the year end is not materially different to its costs.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other debtors	8,144

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts	855,580
Other creditors	309,226
	1,164,806

7. SECURED DEBTS

The following secured debts are included within creditors:

	£
Bank loans	855,580

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.