REGISTERED NUMBER: 16027708 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD

18 OCTOBER 2024 TO 31 OCTOBER 2025

FOR

LAND AT LEIGHTERTON SPV LTD

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FOR THE PERIOD 18 OCTOBER 2024 TO 31 OCTOBER 2025

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LAND AT LEIGHTERTON SPV LTD

COMPANY INFORMATION
FOR THE PERIOD 18 OCTOBER 2024 TO 31 OCTOBER 2025

DIRECTORS:	P Mackenzie G Mackenzie
REGISTERED OFFICE:	Stoneleigh Abbey Mews Stoneleigh Abbey Kenilworth Warwickshire CV8 2LF
REGISTERED NUMBER:	16027708 (England and Wales)
ACCOUNTANTS:	Armstrongs Chartered Accountants and Tax Advisers 1 & 2 Mercia Village Torwood Close Westwood Business Park Coventry West Midlands CV4 8HX

BALANCE SHEET
31 OCTOBER 2025

	Notes	£
CURRENT ASSETS		
Stocks		1,189,513
Debtors	4	519,498
Cash at bank		11,771
		1,720,782
CREDITORS		
Amounts falling due within one year	5	153,699
NET CURRENT ASSETS		1,567,083
TOTAL ASSETS LESS CURRENT LIABILITIES		1,567,083
CREDITORS		
Amounts falling due after more than one year	6	1,607,193
NET LIABILITIES		(40,110)
CAPITAL AND RESERVES		
Called up share capital		100
Retained earnings		(40,210)
		(40,110)

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

The members have not required the company to obtain an audit of its financial statements for the period 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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 16 October 2026 and were signed on its behalf by:

P Mackenzie - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 18 OCTOBER 2024 TO 31 OCTOBER 2025

1. STATUTORY INFORMATION

Land at Leighterton SPV 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.

Stocks
Work in progress is valued at the lower of cost and net realisable value.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 2 .

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other debtors	519,498

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade creditors	29,584
Amounts owed to group undertakings	123,155
Other creditors	960
	153,699

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

	£
Other creditors	1,607,193

Amounts falling due in more than five years:

Repayable otherwise than by instalments	
Other loans more 5yrs non-inst	1,607,193

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.