

Company registration number SC717618 (Scotland)

WALKER DEVELOPMENTS EDINBURGH LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2025

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WALKER DEVELOPMENTS EDINBURGH LIMITED

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WALKER DEVELOPMENTS EDINBURGH LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	3		436		458
Investment property	4		3,600,000		2,672,669
			<u>3,600,436</u>		<u>2,673,127</u>
Current assets					
Debtors	5	346,450		368,760	
Cash at bank and in hand		10,756		1,737	
		<u>357,206</u>		<u>370,497</u>	
Creditors: amounts falling due within one year	6	(905,667)		(905,466)	
Net current liabilities			<u>(548,461)</u>		<u>(534,969)</u>
Total assets less current liabilities			3,051,975		2,138,158
Creditors: amounts falling due after more than one year	7		(2,190,878)		(2,211,260)
Provisions for liabilities			<u>(255,599)</u>		<u>(12,813)</u>
Net assets/(liabilities)			<u>605,498</u>		<u>(85,915)</u>
Capital and reserves					
Called up share capital			100		100
Profit and loss reserves			605,398		(86,015)
Total equity			<u>605,498</u>		<u>(85,915)</u>

WALKER DEVELOPMENTS EDINBURGH LIMITED

BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2025

For the financial year ended 30 September 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

The financial statements were approved and signed by the director and authorised for issue on 29 June 2026

Mr B Scott

Director

Company registration number SC717618 (Scotland)

WALKER DEVELOPMENTS EDINBURGH LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2025

1 Accounting policies

Company information

Walker Developments Edinburgh Limited is a private company limited by shares incorporated in Scotland. The registered office is 21 Alva Street, Edinburgh, EH2 4PS.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. 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.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Revenue

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	25% Straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

WALKER DEVELOPMENTS EDINBURGH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

1 Accounting policies

(Continued)

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

WALKER DEVELOPMENTS EDINBURGH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

WALKER DEVELOPMENTS EDINBURGH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	0	0

3 Tangible fixed assets

	Plant and machinery etc
	£
Cost	
At 1 October 2024	918
Additions	208
At 30 September 2025	1,126
Depreciation and impairment	
At 1 October 2024	460
Depreciation charged in the year	230
At 30 September 2025	690
Carrying amount	
At 30 September 2025	436
At 30 September 2024	458

4 Investment property

	2025 £
Fair value	
At 1 October 2024	2,672,670
Additions	49,847
Revaluations	877,483
At 30 September 2025	3,600,000

The fair value of the investment property has been arrived at on the basis of a valuation carried out by the director at the year-end. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

WALKER DEVELOPMENTS EDINBURGH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

5 Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Other debtors	346,450	327,063
	<u>346,450</u>	<u>327,063</u>
Amounts falling due after more than one year:		
Deferred tax asset	-	41,697
	<u>-</u>	<u>41,697</u>
Total debtors	<u>346,450</u>	<u>368,760</u>

Within other debtors there is a balance of £309,539 (2024 - £317,271) which represents intergroup balances.

Also included within other debtors is a balance of £18,798 (2024 - £0) which represents a loan to an associate company, based in the UK, which is owned and controlled by the director. The loan is interest free and repayable on demand.

6 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	45,848	51,514
Taxation and social security	46,986	21,113
Other creditors	812,833	832,839
	<u>905,667</u>	<u>905,466</u>

Within other creditors there is a balance of £810,028 (2024 - £829,999) which represents intergroup balances.

7 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Other creditors	2,190,878	2,211,260
	<u>2,190,878</u>	<u>2,211,260</u>

Included within other creditors is a loan balance of £2,190,878 (2024 - £2,190,878) which is secured by a standard security over the property held by the company and a floating charge covering all the property and undertakings of the company.

The loan is repayable in full on 5 June 2030.

WALKER DEVELOPMENTS EDINBURGH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

8 Related party transactions

Included within other long term creditors is a balance of £0 (2024 - £20,382) which represents a loan from an associate company, based in the UK, which is owned and controlled by the director. The loan is interest free and repayable on demand.

9 Parent company

The ultimate controlling party is Dragon Development Holdings Limited, a company registered in Scotland (SC745759). Dragon Development Holdings Limited is controlled by Mr Barry Scott by virtue of his shareholding in the company. The registered office of Dragon Development Holdings Limited is 21 Alva Street, Edinburgh, EH2 4PS.

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.