

Valleyside Freehold Ltd

Report of the director and unaudited Financial Statements for the year ended

31 December 2025

Company No 11808559

Valleyside Freehold Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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VALLEYSIDE FREEHOLD LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

The director submits his report together with the financial statements for the year ended 31st December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the company is to own the freehold land and buildings at 17-25 Valleyside, Swindon.

BUSINESS REVIEW

The company purchased the freehold of 17-25 Valleyside, Swindon on 5 December 2019. The purchase was funded by advance payments for new 999 year leases for 8 of the leaseholders plus additional loans to cover the cost of the freehold interests of the remaining four leaseholders.

AUDIT

The company has taken advantage of The Companies Act 2006 (Audit Exemptions) Section 477.

DIRECTORS

The director shown below held office from 1 January 2025 until the date of these accounts.

Jonathan Edward Howlett

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MTPI
Company Secretary
4 January 2026

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No 11808559
W: valleyside.bml.site

VALLEYSIDE FREEHOLD LTD

Registered Number 11808559

Income Statement

For the year ended 31 December 2025

The company did not trade during the period

VALLEYSIDE FREEHOLD LTD

Registered Number 11808559

Balancing Statement as at 31 December 2025

	Notes	31st December 2025		31st December 2024	
		£	£	£	£
Freehold land and buildings	5		72,848		83,255
CREDITORS					
Amounts falling due within one year	3	<u>(31,221)</u>		<u>(41,628)</u>	
NET CURRENT LIABILITIES			(31,221)		(41,628)
CREDITORS					
Amounts falling due over one year	4		(41,619)		(41,619)
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>8</u></u>		<u><u>8</u></u>
RESERVES					
Share capital			8		8
Shareholders' funds			<u><u>8</u></u>		<u><u>8</u></u>

a. For the year ending 31 December 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

c. The directors acknowledge their responsibility for:

- i. ensuring the company keeps accounting records which comply with Section 386; and
- ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the director on 4 January 2026 and signed by:



Jonathan Edward Howlett - director

VALLEYSIDE FREEHOLD LTD

Registered Number 11808559

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime

2 STATUTORY INFORMATION

Valleyside Freehold 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 Directors' Report page.

The average number of employees during the year was: none (2024: none)

3 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Advance payments received from shareholders for lease extensions	<u>31,221</u>	<u>41,628</u>

4 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Loans received from shareholders	40,744	40,744
Loans received from Valleyside Management Company Limited	875	875
Loans received	<u>41,619</u>	<u>41,619</u>

5 FIXED ASSETS

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Freehold cost 17-25 Valleyside, Swindon	124,882	124,882
999 year lease extensions granted for 19, 19A, 20, 24 and 25 Valleyside	(41,627)	(41,627)
999 year lease extension granted for 24 Valleyside in 2025	(10,407)	-
Net cost	<u>72,848</u>	<u>83,255</u>

Financed as follows:

			<u>31.12.2025</u>	<u>31.12.2024</u>
	No of flats	each	Total	Total
		£	£	£
Loans received from shareholders:				
As advance payment for lease extensions	8	10,406.83	83,255	83,255
Less: Lease extension granted for Nos. 19,19A,20 and 25	(4)	10,406.83	(41,627)	(41,627)
Less: Lease extension granted for No 24 in 2025	(1)	10,406.83	(10,407)	-
			<u>31,221</u>	<u>41,628</u>
Interest free long term loans for 4 non-participators	4	10,406.83	41,627	41,627
			<u>72,848</u>	<u>83,255</u>

The lease extension costs of £10,406.83 each are valued by taking the freehold cost of £124,882 divided by 12.

The remaining three participating shareholders intend to purchase 999 year leases at a cost of £10,406.83 each plus costs. The £41,619 loan (note 4) will be repaid by the company from the proceeds of future lease extensions granted to the 4 non-participating leaseholders.