

Charminster Close Freehold Ltd

Report of the Directors and unaudited Financial Statements for the period ended

31 December 2025

Company No 10318735

Charminster Close Freehold Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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CHARMINSTER CLOSE FREEHOLD LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

The directors submit their report together with the financial statements for the year ended 31st December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the company is to own, manage, maintain and administer land and buildings at Charminster Close, Nythe, Swindon.

BUSINESS REVIEW

The company purchased the freehold of 1-30 Charminster Close, Swindon on 12 September 2017. The purchase was funded by advance payments for new 999 year leases for 22 of the leaseholders plus additional loans to cover the cost of the freehold interests of the remaining leaseholders. As the remaining leaseholders purchase lease extensions the net proceeds are used to refund the loans received from the members.

AUDIT

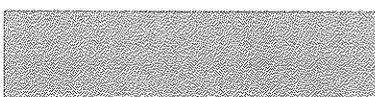
The company has taken advantage of The Companies Act 2006 (Audit Exemptions) Section 477.

DIRECTORS

The directors shown below has held office during the whole of the period from 1 January 2025 to the date of this report.

Philip George Harwood
John Robert Morris

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MTP1
Director
16 January 2025

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No 10318735
W: charminsterclose.co.uk

CHARMINSTER CLOSE FREEHOLD LTD

Registered Number 10318735

Income Statement

For the year ended 31 December 2025

		2025	2024
	Notes	£	£
TURNOVER	3	260	260
Administrative expenses	10	(1,045)	(964)
OPERATING LOSS		<u>(785)</u>	<u>(704)</u>
Interest receivable	7	917	1,699
PROFIT BEFORE TAX		<u>132</u>	<u>995</u>
Taxation		(25)	(323)
RETAINED PROFIT FOR THE YEAR		<u>107</u>	<u>672</u>

CHARMINSTER CLOSE FREEHOLD LTD

Registered Number 10318735

Balancing Statement as at 31 December 2025	Notes	31st December 2025		31st December 2024	
		£	£	£	£
Freehold land and buildings	9		50,274		50,274
CURRENT ASSETS					
Cash at Bank	11	37,786		37,882	
CREDITORS					
Amounts falling due within one year	5	<u>(6,665)</u>		(6,719)	
NET CURRENT ASSETS			31,121		31,163
CREDITORS					
Amounts falling due over one year	6		(50,274)		(50,274)
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>31,121</u></u>		<u><u>31,163</u></u>
RESERVES					
Share capital	2		22		22
Reserves	8		31,248		31,141
Shareholders' Funds			<u><u>31,270</u></u>		<u><u>31,163</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.

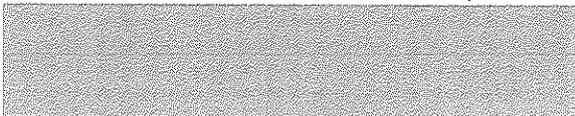
c. The directors acknowledge their responsibility for:

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 directors on 16 January 2026 and signed on their behalf by:



Philip George Harwood - director

CHARMINSTER CLOSE FREEHOLD LTD

Registered Number 10318735

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

Charminster Close Freehold Ltd is a private company, limited by 22 shares or £1 each, 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 TURNOVER

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Ground rent receivable	260	260

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Other debtors	-	-

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses	1,060	965
Loans received from 22 shareholders	5,338	5,338
Operating creditors	<u>6,398</u>	<u>6,303</u>
Taxation	267	416
	<u><u>6,665</u></u>	<u><u>6,719</u></u>

6 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Loans received from 22 shareholders	50,274	50,274

7 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest	917	1,699

8 RESERVES

	<u>31.12.2025</u>
	£
Opening reserves brought forward	31,141
Profit after tax (note 12)	107
Closing reserves	<u><u>31,248</u></u>

CHARMINSTER CLOSE FREEHOLD LTD
Registered Number 10318735

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

	31.12.2025	31.12.2024
9 FIXED ASSETS	£	£
Land and buildings at cost being 4 non-extended leases	50,274	50,274
<p>The land and buildings are valued at the cost of the freehold share for the apartments with original lease terms. <i>The following notes do not form part of the statutory accounts:</i></p>		
10 Reconciliation of operating loss to operating cash flows	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating loss for year	(785)	(704)
Increase/(decrease) in operating creditors (note 5)	95	(19,904)
Net cash outflow from operating activities	<u>(690)</u>	<u>(20,608)</u>
11 Analysis of changes in cash during the year.	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	37,882	59,688
Net cash outflow from operating activities (note 10)	(690)	(20,608)
Interest received (note 7)	917	1,699
Taxation paid	(323)	(2,897)
Balance at year-end	<u>37,786</u>	<u>37,882</u>
12 Detailed Income and Expenditure	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Total income (note 3)	260	260
Accountancy	(840)	(840)
Companies House fees	(34)	(34)
Bank charges	(51)	-
Sundry	(120)	(90)
	<u>(1,045)</u>	<u>(964)</u>
Operating loss	(785)	(704)
Interest received (note 7)	917	1,699
Profit before tax	<u>132</u>	<u>995</u>
Less: Corporation Tax	(25)	(323)
Profit after tax transferred to reserves (note 8)	<u>107</u>	<u>672</u>

13 OTHER INFORMATION

Ground Rent

The freehold is owned by the company and includes thirty apartments with leases originally granted for 99 years from 24 June 1976 with an initial annual ground rent of £35. In 2001 this increased to £65 and is due to increase to £120 in 2041 until the end of the term. Most of the leases have since been extended to 999 years with a peppercorn (£0.00) ground rent.