

**DEANWOOD LIMITED
DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

Deanwood Limited Contents

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**Deanwood Limited
Company Information
For The Year Ended 31 December 2025**

Directors	Mr Iain McKenna Ms Eileen Thomson Mr Alastair McPhee
Company Number	SC270214
Registered Office	Bishopbriggs Media Centre 18 Crowhill Road Bishopbriggs G64 1QY
Accountants	McMillan Financial 1c Dunlop Street Stewarton Ayrshire KA3 5AS

Deanwood Limited
Company No. SC270214
Directors' Report For The Year Ended 31 December 2025

The directors present their report and the financial statements for the year ended 31 December 2025.

Directors

The directors who held office during the year were as follows:

Mr Iain McKenna
Ms Eileen Thomson
Mr Alastair McPhee

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

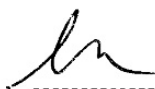
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board



Date

1/9/2025

**Deanwood Limited
Accountant's Report
For The Year Ended 31 December 2025**

In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company from the accounting records and information and explanations you have given to us.

This report is made to the directors in accordance with the terms of our engagement. Our work has been undertaken to prepare for approval by the directors the financial statements that we have been engaged to compile, to report to the directors that we have done so, and to state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's directors for our work or for this report.

You have acknowledged on the balance sheet as at year ended 31 December 2025 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Hamish McMillan

01/09/2026

McMillan Financial
1c Dunlop Street
Stewarton
Ayrshire
KA3 5AS

Deanwood Limited
Profit and Loss Account
For The Year Ended 31 December 2025

	Notes	2025 £	2024 £
TURNOVER		75,299	77,071
GROSS PROFIT		75,299	77,071
Administrative expenses		(77,245)	(77,163)
OPERATING LOSS		(1,946)	(92)
Interest payable and similar charges		(2,746)	(4,431)
LOSS FOR THE FINANCIAL YEAR		(4,692)	(4,523)

The notes on pages 6 to 7 form part of these financial statements.

Deanwood Limited
Balance Sheet
As At 31 December 2025

		2025		2024	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	4		341,291		345,862
			341,291		345,862
CURRENT ASSETS					
Cash at bank and in hand		4,605		3,965	
		4,605		3,965	
Creditors: Amounts Falling Due Within One Year	5	(426,701)		(406,869)	
NET CURRENT ASSETS (LIABILITIES)			(422,096)		(402,904)
TOTAL ASSETS LESS CURRENT LIABILITIES			(80,805)		(57,042)
Creditors: Amounts Falling Due After More Than One Year	6		(14,553)		(33,624)
NET LIABILITIES			(95,358)		(90,666)
CAPITAL AND RESERVES					
Called up share capital	7		2		2
Profit and Loss Account			(95,360)		(90,668)
SHAREHOLDERS' FUNDS			(95,358)		(90,666)

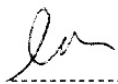
For the year ending 31 December 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

On behalf of the board



Date

1/9/2026

The notes on pages 6 to 7 form part of these financial statements.

Deanwood Limited
Notes to the Financial Statements
For The Year Ended 31 December 2025

1. General Information

Deanwood Limited is a private company, limited by shares, incorporated in Scotland, registered number SC270214. The registered office is Bishopbriggs Media Centre, 18 Crowhill Road, Bishopbriggs, G64 1QY.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the rental of office space. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	1% straight line
Fixtures & Fittings	25% straight line

3. Average Number of Employees

Average number of employees, including directors, during the year was:

	2025	2024
Office and administration	4	4
	4	4

4. Tangible Assets

	Land & Property Freehold	Fixtures & Fittings	Total
	£	£	£
Cost			
As at 1 January 2025	426,550	8,308	434,858
As at 31 December 2025	426,550	8,308	434,858
Depreciation			
As at 1 January 2025	82,829	6,167	88,996
Provided during the period	4,265	306	4,571
As at 31 December 2025	87,094	6,473	93,567
Net Book Value			
As at 31 December 2025	339,456	1,835	341,291
As at 1 January 2025	343,721	2,141	345,862

Deanwood Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

5. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Bank loans and overdrafts	18,250	18,250
Other creditors	7,652	5,463
Accruals and deferred income	19,815	21,072
Amounts owed to group undertakings	380,984	362,084
	<u>426,701</u>	<u>406,869</u>

6. Creditors: Amounts Falling Due After More Than One Year

	2025	2024
	£	£
Bank loans	<u>14,553</u>	<u>33,624</u>

7. Share Capital

	2025	2024
	£	£
Allotted, Called up and fully paid	<u>2</u>	<u>2</u>

Deanwood Limited
Trading Profit and Loss Account
For The Year Ended 31 December 2025

	2025		2024	
	£	£	£	£
TURNOVER				
Rental income		75,299		77,071
GROSS PROFIT		75,299		77,071
Administrative Expenses				
Light and heat	10,394		10,395	
Repairs and maintenance	3,576		3,981	
Cleaning	4,385		1,918	
Premises insurance	3,655		4,197	
Advertising and marketing costs	1,992		388	
Accountancy fees	1,586		1,600	
Management fees	47,000		50,000	
Bank charges	86		112	
Depreciation	4,571		4,572	
		(77,245)		(77,163)
OPERATING LOSS		(1,946)		(92)
Interest payable and similar charges				
Bank loan interest	2,746		4,431	
		(2,746)		(4,431)
LOSS FOR THE FINANCIAL YEAR		(4,692)		(4,523)