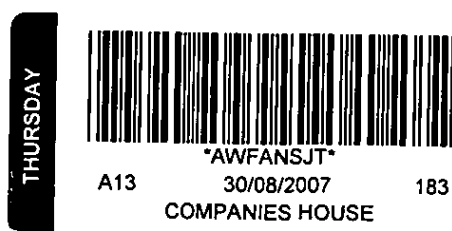


Company Registration No. 1785753 (England and Wales)

## **Bowness Leisure Limited**

### **Directors' Report and Financial Statements For The Year Ended 31 October 2006**



# **BOWNESS LEISURE LIMITED**

## **COMPANY INFORMATION**

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<b>Directors</b>	K R Hirst C C Watson Mrs B M Watson Mrs A M Serrino Mrs P J Francis
<b>Secretary</b>	Mrs B M Watson
<b>Company number</b>	1785753
<b>Registered office</b>	Foss Islands House Foss Islands Road York YO31 7HU
<b>Auditors</b>	Garbutt & Elliott Limited Arabesque House Monks Cross Drive Huntington York YO32 9GW
<b>Bankers</b>	The Royal Bank of Scotland plc Bradford Corporate Office 45 - 47 Bank Street Bradford BD1 1TS
<b>Solicitors</b>	Nuttall Hogg First Floor 11/13 Lower Hillgate Stockport SK1 1JQ

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# **BOWNESS LEISURE LIMITED**

## **CONTENTS**

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# **BOWNESS LEISURE LIMITED**

## **DIRECTORS' REPORT FOR THE YEAR ENDED 31 OCTOBER 2006**

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The directors present their report and financial statements for the year ended 31 October 2006

### **Principal activities and review of the business**

The company's principal activity is the construction, sale and servicing of timeshare holiday accommodation

The board of directors are satisfied with the results for the year ended 31 October 2006 and believe that the accounts represent a fair view of the company's underlying business affairs. Although the level of timeshare unit sales were disappointing, it reflected the unavailability of key staff during the year, other income streams were in line with expectations.

Whilst the level of new timeshare units has increased in the year to date, the principal uncertainty facing the company is the effect of the interest rate increases on unit sales in the remainder of the year.

The company is currently looking to diversify its operations by acquiring a guest house and a farm to be converted in part to include an educational area.

The key performance indicators for the current trading year in terms of timeshare unit sales are encouraging and other income being in line with expectations, the company's profitability is being maintained.

### **Results and dividends**

The results for the year are set out on pages 5 to 6.

It is proposed that the retained loss of £173,150 is transferred to reserves.

The directors paid ordinary dividends amounting to £2,100,000.

### **Market value of land and buildings**

The directors are of the opinion that the market value of the property at 31 October 2006 is not materially different to the valuation by Christie & Co in July 1998.

### **Directors**

The following directors have held office since 1 November 2005:

K R Hirst  
C C Watson  
Mrs B M Watson  
Mrs A M Serino  
Mrs P J Francis

### **Financial Instruments**

The company does not actively use financial instruments as part of its financial risk management. It is exposed to the usual credit risk and cash flow risk associated with selling on credit and manages this through credit control procedures. The nature of its financial instruments means that they are not subject to a price risk or liquidity risk.

# **BOWNESS LEISURE LIMITED**

## **DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006**

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### **Auditors**

In accordance with section 385 of the Companies Act 1985, a resolution proposing that Garbutt & Elliott Limited be reappointed as auditors of the company will be put to the Annual General Meeting

### **Directors' responsibilities**

The directors are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice

Company law requires the directors to prepare financial statements for each financial year which 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 those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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 proper accounting records which 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 1985. 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

### **Statement of disclosure to auditor**

(a) so far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware, and

(b) they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information

On behalf of the board



C C Watson

Director

23 August 2007

# **BOWNESS LEISURE LIMITED**

## **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF BOWNESS LEISURE LIMITED**

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We have audited the financial statements of Bowness Leisure Limited on pages 5 to 17 for the period ended 31 October 2006. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' 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 members as a body, for our work, for this report, or for the opinions we have formed.

### **Respective responsibilities of the directors and auditors**

As described in the Statement of Directors' Responsibilities on page 2, the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985, and whether in our opinion the information given in the directors' report is consistent with the financial statements. We also report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

### **Basis of audit opinion**

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

# BOWNESS LEISURE LIMITED

## INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE SHAREHOLDERS OF BOWNESS LEISURE LIMITED

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### Opinion

In our opinion

- the financial statements give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 October 2006 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the directors' report is consistent with the financial statements

*Garbutt & Elliott Limited*

Garbutt & Elliott Limited

*29/10/07*

Chartered Accountants

Registered Auditors

Arabesque House  
Monks Cross Drive  
Huntington  
York  
YO32 9GW

# BOWNESS LEISURE LIMITED

## PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 OCTOBER 2006

	Notes	2006 £	2005 £
Turnover	2	828,560	1,123,109
Cost of sales		(186,655)	(369,434)
Gross profit		641,905	753,675
Administrative expenses		(1,056,269)	(1,114,936)
Other operating income		4,059	7,302
Operating loss	3	(410,305)	(353,959)
Profit on sale of property		-	1,574,873
		-	1,574,873
(Loss)/profit on ordinary activities before interest		(410,305)	1,220,914
Other interest receivable and similar income	4	149,262	217,121
Interest payable and similar charges	5	(136)	(67)
(Loss)/profit on ordinary activities before taxation		(261,179)	1,437,968
Tax on (loss)/profit on ordinary activities	6	88,029	(50,354)
(Loss)/profit for the year	15	(173,150)	1,387,614

The profit and loss account has been prepared on the basis that all operations are continuing operations

There are no recognised gains and losses other than those passing through the profit and loss account



# **BOWNESS LEISURE LIMITED**

## **PROFIT AND LOSS ACCOUNT (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006**

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### **Note of historical cost profits and losses**

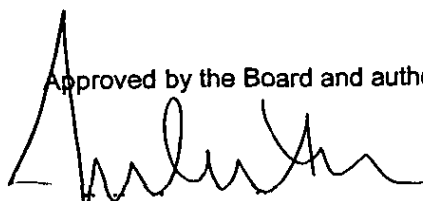
	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
<b>Reported (loss)/profit on ordinary activities before taxation</b>	<b>(261,179)</b>	<b>1,437,968</b>
Realisation of property revaluation gains of previous years	-	633,039
	<hr/>	<hr/>
<b>Historical cost (loss)/profit on ordinary activities before taxation</b>	<b>(261,179)</b>	<b>2,071,007</b>
	<hr/>	<hr/>
<b>Historical cost (loss)/profit for the year retained after taxation, extraordinary items and dividends</b>	<b>(2,273,150)</b>	<b>2,020,653</b>
	<hr/>	<hr/>

# BOWNESS LEISURE LIMITED

## BALANCE SHEET AS AT 31 OCTOBER 2006

	Notes	2006 £	£	2005 £	£
<b>Fixed assets</b>					
Tangible assets	8	318,421		321,955	
Investments	9	504,870		504,870	
		<u>823,291</u>		<u>826,825</u>	
<b>Current assets</b>					
Stocks	10	668,859		702,245	
Debtors	11	101,803		25,287	
Cash at bank and in hand		1,647,787		4,779,650	
		<u>2,418,449</u>		<u>5,507,182</u>	
<b>Creditors: amounts falling due within one year</b>	12	<u>(973,451)</u>		<u>(1,792,568)</u>	
<b>Net current assets</b>		<u>1,444,998</u>		<u>3,714,614</u>	
<b>Total assets less current liabilities</b>		<u>2,268,289</u>		<u>4,541,439</u>	
		<u>2,268,289</u>		<u>4,541,439</u>	
<b>Capital and reserves</b>					
Called up share capital	14	883,233		883,233	
Share premium account	15	280,257		280,257	
Profit and loss account	15	1,104,799		3,377,949	
<b>Shareholders' funds</b>	16	<u>2,268,289</u>		<u>4,541,439</u>	

Approved by the Board and authorised for issue on 23 August 2007



C C Watson  
Director

# BOWNESS LEISURE LIMITED

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31 OCTOBER 2006

	£	2006 £	£	2005 £
<b>Net cash outflow from operating activities</b>		(1,032,838)		(9,426)
<b>Returns on investments and servicing of finance</b>				
Interest received	149,262		217,121	
Interest paid	(136)		(67)	
<b>Net cash inflow for returns on investments and servicing of finance</b>		149,126		217,054
<b>Taxation</b>		(308,001)		(92,354)
<b>Capital expenditure</b>				
Payments to acquire tangible assets	(7,244)		(49,934)	
Receipts from sales of tangible assets	-		4,564,896	
<b>Net cash (outflow)/inflow for capital expenditure</b>		(7,244)		4,514,962
<b>Equity dividends paid</b>		(2,100,000)		(170,000)
<b>Net cash (outflow)/inflow before management of liquid resources and financing</b>		(3,298,957)		4,460,236
<b>Financing</b>				
Repayment of long term bank loan	-		(158,337)	
<b>Net cash outflow from financing</b>		-		(158,337)
<b>(Decrease)/increase in cash in the year</b>		(3,298,957)		4,301,899

# BOWNESS LEISURE LIMITED

## NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 OCTOBER 2006

1 Reconciliation of operating loss to net cash outflow from operating activities		2006	2005
		£	£
Operating loss		(410,305)	(353,959)
Depreciation of tangible assets		10,778	10,675
Decrease in stocks		33,386	130,412
(Increase)/decrease in debtors		(55,486)	99,910
(Decrease)/Increase in creditors within one year		(611,211)	103,536
<b>Net cash outflow from operating activities</b>		<b>(1,032,838)</b>	<b>(9,426)</b>

2 Analysis of net funds	1 November 2005	Cash flow	Other non-cash changes	31 October 2006
	£	£	£	£
Net cash				
Cash at bank and in hand	4,779,650	(3,131,863)	-	1,647,787
Bank overdrafts	-	(167,094)	-	(167,094)
	<u>4,779,650</u>	<u>(3,298,957)</u>	<u>-</u>	<u>1,480,693</u>
Bank deposits	-	-	-	-
<b>Net funds</b>	<b><u>4,779,650</u></b>	<b><u>(3,298,957)</u></b>	<b><u>-</u></b>	<b><u>1,480,693</u></b>

3 Reconciliation of net cash flow to movement in net funds		2006	2005
		£	£
(Decrease)/increase in cash in the year		(3,298,957)	4,301,899
Cash (inflow)/outflow from (increase)/decrease in debt		-	158,337
<b>Movement in net funds in the year</b>		<b>(3,298,957)</b>	<b>4,460,236</b>
Opening net funds		4,779,650	319,414
<b>Closing net funds</b>		<b><u>1,480,693</u></b>	<b><u>4,779,650</u></b>

# **BOWNESS LEISURE LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2006**

---

### **1 Accounting policies**

#### **1.1 Accounting convention**

The financial statements are prepared under the historical cost convention modified to include the revaluation of certain freehold land and buildings

#### **1.2 Compliance with accounting standards**

The financial statements are prepared in accordance with applicable accounting standards

#### **1.3 Turnover**

Turnover represents amounts receivable for goods and services net of VAT and trade discounts

#### **1.4 Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows

Land and buildings freehold	2% Straight line
Fixtures, fittings & equipment	0-33 1/3% Straight line
Motor vehicles	25% Reducing balance

#### **1.5 Investments**

Fixed asset investments are stated at cost less provision for diminution in value

#### **1.6 Stock**

Raw materials, consumables and goods for resale

Such stock is valued at the lower of cost or net realisable value

Estate costs

Development land - freehold

The development land is incorporated within the overall cost on completion. The undeveloped land is included at cost

Time-share units

The units, including development land as appropriate, are stated at their individual costs

#### **1.7 Pensions**

The company operates a defined contribution pension scheme. The pension costs charged in the financial statements represent the contributions payable by the company during the year in accordance with FRS 17

# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

### 1 Accounting policies

(Continued)

#### 1 8 Deferred taxation

Full provision is made for deferred tax arising from timing differences existing at the balance sheet date where there exists an obligation to pay more, or right to pay less tax, with the following exceptions

- Provision is made for tax on gains arising from revaluation of fixed assets, or gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only, where the replacement assets are sold

- Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be sufficient taxable profits from which the future reversal of the underlying timing differences can be deducted

Deferred tax balances are not discounted and are calculated at the tax rates that are expected to apply in the period in which timing differences are expected to reverse

#### 1 9 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company has not prepared group accounts as it is exempt from the requirement to do so by section 228 of the Companies Act 1985 as it is a subsidiary undertaking of Badger Hotels Limited, a company incorporated in England and Wales, and is included in the consolidated accounts of that company

#### 1 10 Related party transactions

Related party disclosure in respect of group transactions have not been made on the grounds that such disclosures are included in publicly available consolidated accounts

### 2 Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom

### 3 Operating loss

	2006 £	2005 £
Operating loss is stated after charging		
Depreciation of tangible assets	10,778	10,675
Auditors' remuneration	10,000	10,000
Remuneration of auditors for non-audit work	39,650	22,310

### 4 Investment income

	2006 £	2005 £
Bank interest	149,262	217,121

# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

<b>5</b>	<b>Interest payable</b>	<b>2006</b>	<b>2005</b>
		<b>£</b>	<b>£</b>
	On bank loans and overdrafts	23	42
	On other loans wholly repayable within five years	-	25
	On overdue tax	113	-
		<u>136</u>	<u>67</u>
<b>6</b>	<b>Taxation</b>	<b>2006</b>	<b>2005</b>
		<b>£</b>	<b>£</b>
	<b>Domestic current year tax</b>		
	U K corporation tax	(91,981)	375,000
	Adjustment for prior years	(8,048)	354
	<b>Current tax charge</b>	<u>(100,029)</u>	<u>375,354</u>
	<b>Deferred tax</b>		
	Deferred tax charge/credit current year	12,000	(325,000)
		<u>(88,029)</u>	<u>50,354</u>
	<b>Factors affecting the tax charge for the year</b>		
	(Loss)/profit on ordinary activities before taxation	<u>(261,179)</u>	<u>1,437,968</u>
	(Loss)/profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 30.00% ( 2005 - 30.00%)	<u>(78,354)</u>	<u>431,390</u>
	Effects of		
	Non deductible expenses	96	4,061
	Depreciation add back	3,233	3,203
	Capital allowances	(602)	(1,605)
	Other tax adjustments	(24,402)	(61,695)
		<u>(21,675)</u>	<u>(56,036)</u>
	<b>Current tax charge</b>	<u>(100,029)</u>	<u>375,354</u>
<b>7</b>	<b>Dividends</b>	<b>2006</b>	<b>2005</b>
		<b>£</b>	<b>£</b>
	Ordinary interim paid	<u>2,100,000</u>	<u>-</u>

# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

### 8 Tangible fixed assets

	Land and buildings freehold £	Fixtures, fittings & equipment £	Total £
<b>Cost</b>			
At 1 November 2005	336,243	15,319	351,562
Additions	7,244	-	7,244
At 31 October 2006	343,487	15,319	358,806
<b>Depreciation</b>			
At 1 November 2005	23,632	5,975	29,607
Charge for the year	6,802	3,976	10,778
At 31 October 2006	30,434	9,951	40,385
<b>Net book value</b>			
At 31 October 2006	313,053	5,368	318,421
At 31 October 2005	312,611	9,344	321,955



# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

### 9 Fixed asset investments

	Unlisted investments £
<b>Cost</b>	
At 1 November 2005 & at 31 October 2006	504,870

#### Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies

Company	Country of registration or incorporation	Class	Shares held %
<b>Subsidiary undertakings</b>			
Bowness Time-Share Limited (dormant)	England	Ordinary	100 00
Bowness Time-Share Limited (dormant)	England	Preference	100 00
Holiday and Resort Finance Limited (dormant)	England	Ordinary	100 00

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows

	Capital and reserves 2006 £	Profit for the year 2006 £
Bowness Time-Share Limited	530,838	-
Holiday and Resort Finance Limited (Dormant)	12,782	-

### 10 Stocks

	2006 £	2005 £
Timeshare units and goods for resale	668,859	702,245

# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

11 Debtors	2006 £	2005 £
Trade debtors	2,722	2,341
Amounts owed by parent and fellow subsidiary undertakings	48,422	-
Corporation tax	33,030	-
Other debtors	11,927	8,115
Prepayments and accrued income	5,702	2,831
Deferred tax asset	-	12,000
	<u>101,803</u>	<u>25,287</u>

12 Creditors: amounts falling due within one year	2006 £	2005 £
Bank loans and overdrafts	167,094	-
Trade creditors	4,046	14,572
Amounts owed to parent and fellow subsidiary undertakings	-	423,441
Amounts owed to subsidiary undertakings	543,620	543,620
Corporation tax	-	375,000
Other taxes and social security costs	8,924	33,364
Other creditors	222,183	377,102
Accruals and deferred income	27,584	25,469
	<u>973,451</u>	<u>1,792,568</u>

Bank loans and overdrafts were secured

### 13 Pension costs

#### Defined contribution

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in a small self administered fund. The pension cost charge represents contributions payable by the company to the fund.

	2006 £	2005 £
Contributions payable by the company for the year	-	40,000

# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

<b>14 Share capital</b>	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
<b>Authorised</b>		
925,000 Ordinary shares of £1 each	925,000	925,000
480,000 7% Cumulative Redeemable Convertible Preference shares of £1 each	480,000	480,000
	<u>1,405,000</u>	<u>1,405,000</u>
 <b>Allotted, called up and fully paid</b>		
883,233 Ordinary shares of £1 each	<u>883,233</u>	<u>883,233</u>
 <b>15 Statement of movements on reserves</b>		
	<b>Share premium account</b>	<b>Profit and loss account</b>
	<b>£</b>	<b>£</b>
Balance at 1 November 2005	280,257	3,377,949
Loss for the year	-	(173,150)
Dividends paid	-	(2,100,000)
	<u>280,257</u>	<u>1,104,799</u>
Balance at 31 October 2006	<u>280,257</u>	<u>1,104,799</u>
 <b>16 Reconciliation of movements in shareholders' funds</b>	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
(Loss)/Profit for the financial year	(173,150)	1,387,614
Dividends	(2,100,000)	-
	<u>(2,273,150)</u>	<u>1,387,614</u>
Net (depletion in)/addition to shareholders' funds	4,541,439	3,153,825
Opening shareholders' funds	<u>2,268,289</u>	<u>4,541,439</u>
Closing shareholders' funds	<u>2,268,289</u>	<u>4,541,439</u>

# BOWNESS LEISURE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2006

17 Directors' emoluments	2006 £	2005 £
Emoluments for qualifying services	74,830	169,950
Company pension contributions to money purchase schemes	-	40,000
	<u>74,830</u>	<u>209,950</u>

Management charges amounting to £543,025 (2005 £469,577) were paid for management services to Badger Hotels Limited, a company in which all this company's directors are directors and shareholders. At the balance sheet date £48,422 was due from Badger Hotels Limited and included in debtors (2005 £423,441, included in creditors, amounts due within one year).

There were no other contracts of significance in which a director of the company had a material interest.

## 18 Employees

### Number of employees

The average monthly number of employees (excluding directors) during the year was

	2006 Number	2005 Number
Timeshare staff	15	17
Administration	2	2
	<u>17</u>	<u>19</u>

Employment costs	2006 £	2005 £
Wages and salaries	287,320	481,325
Social security costs	40,512	45,294
Other pension costs	-	40,000
	<u>327,832</u>	<u>566,619</u>

## 19 Control

The parent company is Badger Hotels Limited, which prepares group accounts. Copies of the group accounts for Badger Hotels Limited can be obtained from the Company Secretary at Arabesque House, Monks Cross Drive, Huntingdon, York, YO32 9GW.