



For further information, please
refer to our guidance at
www.gov.uk/companieshouse

1 Company details

Company number 1 0 1 5 8 0 7 3

Company name in full WYNCLIFFE HOUSE HOTEL LIMITED

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Liquidator's name

Full forename(s) ROBERT

Surname ARMSTRONG

3 Liquidator's address

Building name/number C/O KROLL ADVIOSRY LTD

Street THE SHARD

32 LONDON BRIDGE STREET

Post town

County/Region LONDON

Postcode S E 1 9 S G

Country UNITED KINGDOM

4 Liquidator's name ①

Full forename(s) ANDREW

Surname KNOWLES

① Other liquidator

Use this section to tell us about
another liquidator.

5 Liquidator's address ②

Building name/number C/O KROLL ADVISORY LTD

Street THE CHANCERY

58 SPRING GARDENS

Post town MANCHESTER

County/Region GREATER MANCHESTER

Postcode M 2 1 E W

Country UNITED KINGDOM

② Other liquidator

Use this section to tell us about
another liquidator.

NDISC
Notice of disclaimer under section 178 of the Insolvency Act 1986

6

Notice of disclaimer

☒ Notice of disclaimer is attached

7

Sign and date

Liquidator's signature

Signature

X 

X

Signature date

^d

1

^d

7

^m

1

^m

0

^y

2

^y

0

^y

2

^y

2

NDISC

Notice of disclaimer under section 178 of the Insolvency Act 1986



Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name
MATTHEW WELDEN

Company name
KROLL ADVISORY LTD

Address
THE CHANCERY

58 SPRING GARDENS

Post town
MANCHETSER

County/Region
GREATER MANCHESTER

Postcode
M 2 1 E W

Country
UNITED KINGDOM

DX

Telephone
+44 (0) 161 827 9000



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.



Important information

All information on this form will appear on the public record.



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.



Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Rule 19.2, 19.3,
19.6

NOTICE OF DISCLAIMER UNDER SECTION 178 OF THE INSOLVENCY ACT 1986

PART 1

Company Name:

Wyncliffe House Hotel Limited (In Liquidation) (formerly known as Fishguard Bay Hotel (2016) Limited) (the **Company**)

Company Number: 10158073

Names of Joint Liquidators:

- (1) Robert Armstrong
- (2) Andrew Knowles

Address of Liquidators:

Kroll Advisory Limited, The Shard, 32 London Bridge Street, London, SE1 9SG and The Chancery, 58 Spring Gardens, Manchester M2 1EW (together, the **Joint Liquidators**)

IP Numbers:

- (1) Robert Armstrong – 21332
- (2) Andrew Knowles – 24850

Nature of Appointment:

Creditors Voluntary Liquidation

Date of Liquidation Appointment: 25 July 2022

(a) Insert name of liquidator

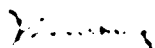
We, (a) **Robert Armstrong** and **Andrew Knowles**, as Joint Liquidators of the Company, disclaim all of the Company's interest in:

(b) Insert full particulars of property – see notes following part 2

(b) an Agreement for Lease dated 08/03/2017, a Developer Assured Buy Back & Sub Lease Extension Option Agreement dated 01/08/2017 and a Developer Call Back Option Deed dated 01/08/2017 relating to Room WH105 of the Fishguard Bay Hotel, Quay Road, Goodwick Pembrokeshire SA64 0BT (the **Property**) made between (1) Wyncliffe House Hotel Limited and (2) Mahmud Kanji.

The nature of the Company's interest in the above Property is in the freehold title to the Property (registered at HM Land Registry with title number CYM680688) and the Lease dated 01/08/2017 made between (1) the Company (as landlord) (2) Mahmud Kanji (as tenant) (the **Lease**) which is registered at HM Land Registry with title number: CYM723210.

Dated 17 October 2022



Signed

Name in ROBERT ARMSTRONG
On behalf of the Joint Liquidators

(c) Contact Details

Sushil Patel

MBIGroup@duffandphelps.com

0161 827 9000

Kroll Advisory Limited
The Chancery
58 Spring Gardens
Manchester
M2 1EW

PART 2

(d) Insert name
and address of
person to be
sent copy notice
under Rule
19.2, 19.3, or
19.6

To: (d)
Mahmud Kanji
1 Midwinter Place
Hamilton Road
Cambridge
CB4 1BW,

(e) Insert date
on which notice
of disclaimer
sent

This is a copy notice of disclaimer signed by the Liquidator(s) of the
above-named Company on (e) 17 October 2022

The attention of a recipient of this notice is drawn to sections 178 – 182
of the Insolvency Act 1986 in the case of a winding up.

Notes:

1. Part 1 is to be completed by the Liquidator.
Part 2 is to be completed by or on behalf of the Liquidator when
sending out copy notices under Rule 19.2 to 19.6.
2. Where the property concerned consists of land or buildings the
nature of the interest should also be stated (e.g. whether
leasehold, freehold, etc).
3. Under Rule 19.2 a copy notice must be sent to the Registrar of
Companies and where the property concerned consists of
registered land as defined in Section 132 of the Land Registration
Act 2002 (i.e. a registered estate or a registered charge), please
include the registered title number of the property, if known and
a copy of the notice should be sent to the Chief Land Registrar.
4. Any person sustaining loss or damage in consequence of the
operation of a disclaimer under this section is deemed a creditor

of the Company to the extent of the loss or damage and accordingly may prove for the loss or damage in the winding up.