

REGISTERED NUMBER: 10609570 (England and Wales)

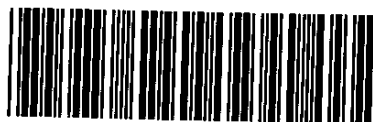
**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED**

REPORT OF THE DIRECTORS AND

FINANCIAL STATEMENTS

FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023

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**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

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FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

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**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED**

**COMPANY INFORMATION
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

DIRECTORS:

K Dearing
C A Ling
C J Middleton

REGISTERED OFFICE:

Glovers House
Glovers End
Bexhill-On-Sea
East Sussex
TN39 5ES

REGISTERED NUMBER:

10609570 (England and Wales)

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**REPORT OF THE DIRECTORS
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

The directors present their report with the financial statements of the company for the period 1 January 2022 to 3 March 2023.

The company is part of the Park Leisure Group, an operator of several UK holiday home parks, and so its financial performance is linked to the performance of Park Leisure Group Limited as a whole.

REVIEW OF BUSINESS

During the period, the company earned interest of £2,954,153 (2021: £2,861,858) in respect of amounts due from a wholly owned subsidiary, Southgate - Dan at Spyglass Hill - Propco 2 Limited.

The company incurred interest costs of £2,399,293 (2021: £2,324,334) in respect of amounts owed to two other companies in the group, being Park Leisure 2000 Limited and Park Leisure 2000 (Cornwall) Limited.

The above two activities resulted in a reported profit for the period of £554,860 (2021: £537,524).

DIRECTORS

The directors who have held office during the period from 1 January 2022 to the date of this report are as follows:

A J M L Bracey - resigned 21 June 2022
A C B Clegg - resigned 21 June 2022
N A Currie - resigned 21 June 2022
M G Crowther - resigned 21 June 2022
R J Bates - resigned 21 June 2022
K Dearing - appointed 21 June 2022
C A Ling - appointed 21 June 2022
C J Middleton - appointed 21 June 2022

A qualifying third party indemnity provision was in force during the financial year and at the date of approval of these financial statements.

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

ON BEHALF OF THE BOARD:



C J Middleton - Director

Date: 25th September 2023

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**STATEMENT OF COMPREHENSIVE
INCOME
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

	Notes	Period 1.1.22 to 3.3.23 £	Year ended 31.12.21 £
REVENUE		-	-
		-	-
Interest receivable and similar income	4	2,954,153	2,861,858
		2,954,153	2,861,858
Interest payable and similar expenses	5	2,399,293	2,324,334
PROFIT BEFORE TAXATION		554,860	537,524
Tax on profit	6	-	-
PROFIT FOR THE FINANCIAL PERIOD		554,860	537,524
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		554,860	537,524

The notes form part of these financial statements

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**STATEMENT OF FINANCIAL POSITION
3 MARCH 2023**

	Notes	3.3.23 £	£	31.12.21 £	£
FIXED ASSETS					
Property, plant and equipment	7		-		768,500
Investments	8		94,555,798		91,601,645
			<u>94,555,798</u>		<u>92,370,145</u>
CURRENT ASSETS					
Debtors	9	768,500		-	
NET CURRENT ASSETS			<u>768,500</u>		<u>-</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>95,324,298</u>		<u>92,370,145</u>
CREDITORS					
Amounts falling due after more than one year	10		76,795,985		74,396,692
NET ASSETS			<u>18,528,313</u>		<u>17,973,453</u>
RESERVES					
Capital reserves	12		-		15,667,386
Retained earnings	12		18,528,313		2,306,067
SHAREHOLDERS' FUNDS			<u>18,528,313</u>		<u>17,973,453</u>

The company is entitled to exemption from audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the period ended 3 March 2023.

The members have not required the company to obtain an audit of its financial statements for the period ended 3 March 2023 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 25th September 2023 and were signed on its behalf by:



C J Middleton - Director

The notes form part of these financial statements

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPACO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

1. STATUTORY INFORMATION

Southgate - Dan at Spyglass Hill - Propco 1 Limited is a private company, limited by shares, incorporated and registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Preparation of consolidated financial statements

The financial statements contain information about Southgate - Dan at Spyglass Hill - Propco 1 Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of its parent, Park Holidays UK Limited, Glovers House, Glovers End, Bexhill-On-Sea, East Sussex, TN39 5ES.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Tangible fixed assets

Land holdings held as tangible assets, where acquired at open market value, are not depreciated as their residual values are considered to be at least equal to their carrying value. Carrying values are compared to open market values on an annual basis and impairments made where necessary.

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

2. ACCOUNTING POLICIES - continued

Financial instruments

The company has applied sections 11 and 12 of Financial Reporting Standard 102 in the recognition and measurement of financial instruments.

Basic financial assets, including trade and other receivables, cash and bank balances are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method. At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income statement. If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the income statement.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income statement, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

2. ACCOUNTING POLICIES - continued

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Leased assets

At inception the company assesses agreements that transfer the right to use assets. The assessment considers whether the arrangement is, or contains, a lease based on the substance of the arrangement.

i. Finance leased assets

Leases of assets that transfer substantially all the risks and rewards incidental to ownership are classified as finance leases.

Finance leases are capitalised at commencement of the lease as assets at the fair value of the leased asset or, if lower, the present value of the minimum lease payments calculated using the interest rate implicit in the lease. Where the implicit rate cannot be determined the company's incremental borrowing rate is used. Incremental direct costs, incurred in negotiating and arranging the lease, are included in the cost of the asset.

Assets are depreciated over the shorter of the lease term and the estimated useful life of the asset. Assets are assessed for impairment at each reporting date.

The capital element of lease obligations is recorded as a liability on inception of the arrangement. Lease payments are apportioned between capital repayment and finance charge, using the effective interest rate method, to produce a constant rate of charge on the balance of the capital repayments outstanding.

ii. Operating leased assets

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the Statement of Comprehensive Income on a straight-line basis over the period of the lease.

iii. Lease incentives

Incentives received to enter into a finance lease reduce the fair value of the asset and are included in the calculation of the present value of minimum lease payments.

Incentives received to enter into an operating lease are credited to the Statement of Comprehensive Income, to reduce the lease expense, on a straight-line basis over the period of the lease.

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was NIL (2021 - NIL).

4. INTEREST RECEIVABLE AND SIMILAR INCOME

	Period 1.1.22 to 3.3.23 £	Year ended 31.12.21 £
Interest receivable on loans to group companies	<u>2,954,153</u>	<u>2,861,858</u>

5. INTEREST PAYABLE AND SIMILAR EXPENSES

	Period 1.1.22 to 3.3.23 £	Year ended 31.12.21 £
Interest payable on loans from group companies	<u>2,399,293</u>	<u>2,324,334</u>

6. TAX ON PROFIT

Analysis of the tax charge

No liability to UK corporation tax arose for the period ended 3 March 2023 nor for the year ended 31 December 2021.

Reconciliation of total tax charge included in profit and loss

The tax assessed for the period is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	Period 1.1.22 to 3.3.23 £	Year ended 31.12.21 £
Profit before tax	<u>554,860</u>	<u>537,524</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2021 - 19%)	<u>105,423</u>	<u>102,130</u>
Effects of:		
Effects of group relief/other reliefs	<u>(105,423)</u>	<u>(102,130)</u>
Total tax charge	<u>-</u>	<u>-</u>

**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

7. PROPERTY, PLANT AND EQUIPMENT

	Land and buildings £
COST	
At 1 January 2022	768,500
Disposals	(768,500)
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At 3 March 2023	-
	<hr/>
NET BOOK VALUE	
At 3 March 2023	-
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At 31 December 2021	768,500
	<hr/>

Disposals shown in the table above represent fixed assets transferred to Park Holidays UK Limited during the period as part of an overall group restructuring exercise.

8. INVESTMENTS

	Loans to group undertakings £
At 1 January 2022	91,601,645
New in year	2,954,153
	<hr/>
At 3 March 2023	94,555,798
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The above amount represents a loan made to a wholly owned subsidiary, Southgate - Dan at Spyglass Hill - Propco 2 Limited in previous years.

The company has charged interest at 3.225% p.a. on the total loan, which is repayable on 2 November 2023. The receivable recorded in the financial statements is equivalent to the present value of the minimum future lease payments required under the terms of the leases.

9. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	3.3.23 £	31.12.21 £
Amounts owed by group undertakings	768,500	-
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10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	3.3.23 £	31.12.21 £
Amounts owed to group undertakings	76,795,985	74,396,692
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**SOUTHGATE - DAN AT SPYGLASS HILL -
PROPCO 1 LIMITED (REGISTERED NUMBER: 10609570)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JANUARY 2022 TO 3 MARCH 2023**

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	3.3.23 £	31.12.21 £
5	Ordinary	0.00001	-	-

12. RESERVES

	Retained earnings £	Capital reserves £	Totals £
At 1 January 2022	2,306,067	15,667,386	17,973,453
Profit for the period	554,860	-	554,860
Reserve transfer	15,667,386	(15,667,386)	-
At 3 March 2023	18,528,313	-	18,528,313

13. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTIES

The company's immediate parent undertaking at the balance sheet date was Southgate - Dan at Spyglass Hill - Bidco Limited, a company registered in the UK.

The company's ultimate parent undertaking at the balance sheet date was Sun Communities Inc, a US-based company listed on the New York Stock Exchange.