



For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://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

*[Handwritten signature]*

X

Signature date

<sup>d</sup>

1

<sup>d</sup>

7

<sup>m</sup>

1

<sup>m</sup>

0

<sup>y</sup>

2

<sup>y</sup>

0

<sup>y</sup>

2

<sup>y</sup>

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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://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

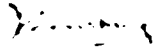
We, (a) **Robert Armstrong** and **Andrew Knowles**, as Joint Liquidators of the Company, disclaim all of the Company's interest in:

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

(b) an Agreement for Lease dated 01/08/2017, 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 WH102 of the Fishguard Bay Hotel, Quay Road, Goodwick Pembrokeshire SA64 0BT (the **Property**) made between (1) Wyncliffe House Hotel Limited and (2) Jeffrey Cadwallader and Margaret Delyth Cadwallader.

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) Jeffrey Cadwallader and Margaret Delyth Cadwallader (as tenant) (the **Lease**) which is registered at HM Land Registry with title number: CYM733565.

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)  
Jeffrey Cadwallader and Margaret Delyth Cadwallader  
Apartment 2  
Plan Tan-Y-Bwlch Mansion  
Rhydyfelin  
Aberystwyth, SY23 4PZ

(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.