Registered number: 09124607

COLWALL PARK HOTEL LTD

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2025

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COLWALL PARK HOTEL LTD
REGISTERED NUMBER: 09124607

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note		2025 £		2024 £
Fixed assets					
Tangible assets	4		-		273,019
Current assets					
Stocks		-		18,867	
Debtors: amounts falling due within one year	5	665		69,309	
Cash at bank and in hand		1,939		23,148	
		2,604		111,324	
Current liabilities					
Creditors: amounts falling due within one year	6	(2,541,438)		(2,261,685)	
Net current liabilities			(2,538,834)		(2,150,361)
Total assets less current liabilities			(2,538,834)		(1,877,342)
Creditors: amounts falling due after more than one year			(90,000)		(106,334)
Net liabilities			(2,628,834)		(1,983,676)
Capital and reserves					
Called up share capital			1		1
Profit and loss account			(2,628,835)		(1,983,677)
			(2,628,834)		(1,983,676)

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2025

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board and were signed on its behalf by:

H Watson
Director

Date: 16/09/26

The notes on pages 3 to 8 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. General information

Colwall Park Hotel Ltd is a private company limited by shares, incorporated and domiciled in the United Kingdom. Its registered office is Charlton Baker Dean House, 94 Whiteladies Road, Clifton, Bristol, BS8 2QX. The Company is registered at Companies House England and Wales. Its registered number is 09124607.

The principal activity of the Company is to provide hotel and similar accommodation services.

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 Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

The Company made a loss during the year of £645,158 (2024: £196,966) and, at the balance sheet date, had net current liabilities of £2,538,834 (2024: £2,150,361) and net liabilities of £2,628,834 (2024: £1,983,676). On 24 October 2025, Colwall Park Hotel Limited ceased trading as it disposed of its hotel business.

The Company participates in the Group's treasury arrangements and shares banking facilities with its parent undertaking, Malvern Property Limited, and fellow group undertakings. The Directors have considered the going concern assessment prepared at Group level and have assessed the responses received from the Directors of Malvern Property Limited to their enquiries. The Directors have no reason to believe that a material uncertainty exists which may cast significant doubt over the ability of the Malvern Property Limited Group to continue as a going concern. This assessment is supported by the renewal of the Group's principal banking facilities with Allica Bank in June 2024 on a 20-year term, together with a further loan facility secured in October 2025, also on a 20-year term.

In addition, the Directors of Malvern Property Limited have confirmed their intention to continue providing financial support to the Company for the foreseeable future to enable it to meet its liabilities as they fall due. The Directors have also considered the cessation of trading activities within the Company and the wider Group restructuring undertaken during the year, together with the Group's forecast cash flows and covenant compliance projections.

Based on this assessment, and having regard to the financial support available from Malvern Property Limited, the Directors have a reasonable expectation that the Company will have adequate resources to continue in operational existence for the foreseeable future. Accordingly, the Directors consider it appropriate to prepare the financial statements on the going concern basis.

2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

2. Accounting policies (continued)

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Leasehold improvements	- over the term of the lease
Fixtures, fittings and equipment	- 25%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.5 Stocks

Stocks are stated at the lower of cost and net realisable value.

2.6 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

Creditors

Short term creditors are measured at the transaction price.

2. Accounting policies (continued)

2.7 Leased assets: the Company as lessee

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to profit or loss so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.8 Operating leases

Rentals paid under operating leases are charged to the Statement of comprehensive income on a straight line basis over the lease term.

2.9 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

3. Employees

The average monthly number of employees, including the Directors, during the year was as follows:

	2025 No.	*2024* *No.*
Staff	**28**	*35*

4. Tangible fixed assets

	Leasehold improvements £	Fixtures, fittings and equipment £	Total £
At 1 January 2025	**373,641**	**53,358**	**426,999**
Disposals	**(373,641)**	**(53,358)**	**(426,999)**
At 31 December 2025	**-**	**-**	**-**
At 1 January 2025	**114,058**	**39,922**	**153,980**
Charge for the year	**19,388**	**5,328**	**24,716**
Disposals	**(133,446)**	**(45,250)**	**(178,696)**
At 31 December 2025	**-**	**-**	**-**
Net book value			
At 31 December 2025	**-**	**-**	**-**
At 31 December 2024	*259,583*	*13,436*	*273,019*

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows:

	2025 £	*2024 £*
Leasehold improvements	-	*31,592*

5. Debtors

	2025 £	2024 £
Trade debtors	-	24,223
Other debtors	665	45,086
	665	69,309

6. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	16,925	99,366
Amounts owed to group undertakings	2,462,387	2,111,143
Other taxation and social security	35,934	21,642
Obligations under finance lease and hire purchase contracts	16,334	18,740
Other creditors	5,873	10,794
Accruals and deferred income	3,985	-
	2,541,438	2,261,685

7. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	2025 £	2024 £
Within one year	16,334	18,740
Between 1-5 years	-	16,334
	16,334	35,074

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

8. Commitments under operating leases

At 31 December 2025 the Company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	2025 £	*2024 £*
Not later than 1 year	**9,487**	*121,299*
Later than 1 year and not later than 5 years	**4,754**	*393,696*
Later than 5 years	**-**	*1,017,048*
	14,241	*1,532,043*

9. Ultimate parent undertaking

At 31 December 2025 the ultimate parent undertaking is The Malvern Property Limited (registered office Charlton Baker Dean House, 94 Whiteladies Road, Clifton, Bristol, BS8 2QX). Consolidated group financial statements are prepared by The Malvern Property Limited. A copy of the latest financial statements can be obtained from the Registrar of Companies, Cardiff.

10. Auditor's information

The auditor's report on the financial statements for the year ended 31 December 2025 was unqualified.

The audit report was signed on 17 September 2026 by Chris Mould (Senior statutory auditor) on behalf of Crowe U.K. LLP.