

**WESTGATE PARK  
CARDIFF LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**MHA**

Chartered Accountants and Statutory Auditor  
Swansea, United Kingdom

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Statement of Financial Position</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>3 to 5</b>

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**DIRECTORS:** N J C Griffith  
R J Roberts

**SECRETARY:** A Allaway

**REGISTERED OFFICE:** The Warehouse  
Wyndham Arcade  
St Mary Street  
Cardiff  
CF10 1FH

**REGISTERED NUMBER:** 03215930 (England and Wales)

**AUDITORS:** MHA  
Chartered Accountants and Statutory Auditor  
Swansea, United Kingdom

**AUDITORS OFFICE:** 3 New Mill Court  
Swansea Enterprise Park  
Swansea  
SA7 9FG

**STATEMENT OF FINANCIAL POSITION  
31 DECEMBER 2022**

	Notes	2022 £	2021 £
<b>CURRENT ASSETS</b>			
Stocks	4	376,134	376,134
Debtors	5	14,065	516
Cash at bank		735,918	2,111,377
		<u>1,126,117</u>	<u>2,488,027</u>
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>1,074,194</u>	<u>2,203,961</u>
<b>NET CURRENT ASSETS</b>		<u>51,923</u>	<u>284,066</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>51,923</u>	<u>284,066</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		100	100
Retained earnings		<u>51,823</u>	<u>283,966</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>51,923</u>	<u>284,066</u>

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 18 August 2023 and were signed on its behalf by:

N J C Griffith - Director

R J Roberts - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**1. STATUTORY INFORMATION**

Westgate Park Cardiff Limited is a private company, limited by shares, registered in England and Wales. The company's registered number, registered office and principal place of business 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.

The presentation currency of the financial statements is Sterling (£).

Monetary amounts in these financial statements are rounded to the nearest £.

The particular accounting policies adopted, which have been consistently applied throughout the current and prior financial year, are described below.

**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.

**Critical accounting judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including a reasonable expectation of future events.

**Turnover**

Turnover relates to income from property development activities, excluding value added tax.

The profit on the sale of property developments is recognised when there is an unconditional agreement to sell.

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to sell. Cost includes cost of purchase and other costs incurred in bringing the stock to its present location and condition.

At each reporting date an assessment is made for impairment. Any excess of the carrying value of stocks over its estimated selling price less costs to sell, is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

**Financial instruments**

Basic financial assets, which include cash and bank balances, are initially measured 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.

Basic financial liabilities, including trade and other creditors 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 payments discounted at a market rate of interest.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022

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2. **ACCOUNTING POLICIES - continued**

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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**

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.

**Taxation**

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 year 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.

**Going concern**

The company recognised a profit for the year and has net assets at the statement of financial position date. The company is reliant on the continued support of its related parties, namely Macob Westgate Limited and G Securities Limited, through its parent company, G Capital Limited.

The directors consider that the company is an integral part of the group structure and strategy of both Macob Westgate Limited and G Securities Limited and have indicated that these companies will provide the necessary financial support to ensure that the company is a going concern for at least 12 months from the date of signing of these financial statements.

After making enquiries and taking into account the factors noted above, the directors have concluded that the company will have access to adequate resources to continue in existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

3. **EMPLOYEES AND DIRECTORS**

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

4. **STOCKS**

	2022	2021
	£	£
Land for sale and development	<u>376,134</u>	<u>376,134</u>

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
VAT	13,549	-
Prepayments and accrued income	<u>516</u>	<u>516</u>
	<u>14,065</u>	<u>516</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Trade creditors	56,230	3,441
Amounts owed to shareholders	728,536	878,536
Corporation tax payable	286,151	517,152
VAT	-	799,583
Accruals and deferred income	3,277	5,249
	<u>1,074,194</u>	<u>2,203,961</u>

The balances owed to shareholders are interest-free and repayable on demand.

**7. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

Brian Garland BA ACA (Senior Statutory Auditor)  
for and on behalf of MHA

**8. CONTINGENT LIABILITIES**

The company has a contingent liability in respect of an overage agreement for which the amounts cannot be quantified at the date of signing the financial statements.

**9. ULTIMATE CONTROLLING PARTY**

The company is under the joint control of Macob Westgate Limited and G Securities Limited.

The parent company of Macob Westgate Limited is Macob Commercial Limited, a company registered in England and Wales. The parent company of G Securities Limited is G Capital Limited, a company registered in England and Wales.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.