

Press Release 14 June 2010

Blakesley Estates Limited - In Administration

Robert D Smailes and Stephen B Ryman, both of Shipleys LLP were appointed Joint Administrators of Blakesley Estates Ltd on 4 March 2010 at the request of Bank of Ireland.

The Company is based in Zenith, Porth, Newquay, Cornwall and develops and sells property. It obtained planning permission to develop prestigious seafront holiday apartments on the site of the Gull Rock Hotel, Newquay, Cornwall which it acquired early in 2007.

Unfortunately the main contractor BAU Management Limited experienced financial difficulties and was unable to complete the work. A second contractor was appointed to finish the outstanding work but this took longer than anticipated and costs exceeded those budgeted.

As a result the company became insolvent and the Administrators were appointed to secure and realise the assets of the company for the benefit of the creditors. Only minor defaults prevented the properties from being marketed and the Administrators quickly appointed an unconnected third party contractor, Hedgegrow Build and Design Limited, to carry out the minor works which were required.

The apartments have been finished to a high standard to realise their full sales price potential and maximise returns for the company's creditors. Local agents, David Ball Agencies (01637 850 800) and national firm Knight Frank LLP (01392 848 845) have been appointed to market them. The Administrators are also in discussions with planning consultants regarding the restrictions over the apartments use, as if these restrictions can be lifted additional value will be realised.

Press enquiries please contact:

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