# Two arrested as Apple Invest Ltd probe reveals £39 million investor losses in holiday park fiasco



The ongoing investigation into Apple Invest Ltd has taken a significant turn with the recent arrest of two men, both in their 40s, in connection with the company's activities related to a Scottish holiday park. The City of London Police launched this inquiry, dubbed Operation Benstead, specifically targeting the operations of Apple Invest Ltd, which once owned the Barnsoul Caravan Park, situated near Shawhead in Dumfries and Galloway.

Following its entry into administration last year, Apple Invest Ltd has faced serious financial scrutiny. The firm reported debts nearing £18 million, with total creditor claims reaching a staggering £39 million, raising concerns among various investors. These investors may have been led to a misunderstanding regarding their investments, where they believed they had secured plots and lodges, rather than merely contributing capital towards site development—a fact illuminated in recent administrators' reports.

The company’s problems deepened as it was revealed that Apple Invest Ltd had marketed investment opportunities in luxury holiday lodges, drawing significant interest prior to falling into financial disarray. The Barncrosh site, formerly under Apple Invest’s ownership, was anticipated to be developed with over 400 holiday lodges. However, planning permission for this project was denied to VCL Developments, which raises questions about the initial viability of such ambitious plans. The site has since changed hands, being acquired by the Northern Irish firm, Jans Holding Ltd.

In a coordinated operation, police executed multiple search warrants across various locations, including Benfleet in Essex and Southport in Merseyside, in a bid to uncover further insights into the company's dealings. The decision to have the City of London Police take charge of the investigation stems from Apple Invest Ltd’s registered address in Swansea, which strategically falls under the jurisdiction of this police force.

As the investigation unfolds, the ramifications for investors and stakeholders involved with Apple Invest Ltd become increasingly evident. Many are likely to be anxious about the recovery of their funds given the company's significant liabilities and ongoing legal inquiries. With details surrounding the investments and the administration process still emerging, the situation serves as a cautionary tale about the complexities and risks inherent in the property investment market, particularly in the holiday sector.

Investors and potential buyers alike are being urged to conduct thorough due diligence when considering future investments in similar ventures, especially in light of this case that underscores the need for transparency and regulatory accountability in property transactions.

### Reference Map

1. Paragraphs 1, 2, 3, 4, 5
2. Paragraphs 3, 4, 5
3. Paragraphs 2, 4, 5
4. Paragraph 2
5. Paragraph 2
6. Paragraph 2
7. Paragraph 2

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailyrecord.co.uk/news/local-news/men-arrested-after-police-investigation-35209476> - Please view link - unable to able to access data
2. <https://www.dailyrecord.co.uk/news/local-news/men-arrested-after-police-investigation-35209476> - Two men were arrested following a police investigation into Apple Invest Ltd, the company that owned Barnsoul Caravan Park near Shawhead, Dumfries and Galloway. The investigation, named Operation Benstead, was conducted by the City of London Police due to the registered address of the companies being investigated. Apple Invest Ltd had marketed investments related to luxury holiday lodges in Scotland. The company went into administration last year, with debts of nearly £18 million and creditors owed more than £39 million. The Barncrosh site, previously owned by Apple Invest Ltd, has been sold to Northern Irish company Jans Holding Ltd.
3. <https://easyreader.org/article/page/dailyrecord/news/local-news/company-owned-scots-land-earmarked-34620064> - Apple Invest Ltd, the company that owned Barnsoul Caravan Park and Barncrosh land in Dumfries and Galloway, is under investigation by the City of London Police as part of Operation Benstead. The company marketed investments related to luxury holiday lodges in Scotland. Both Barnsoul and Barncrosh were listed as assets when Apple Invest Ltd entered administration last year. The Barncrosh site has been sold to Northern Irish company Jans Holding Ltd. The administrators' report revealed debts of nearly £18 million and creditors owed more than £39 million.
4. <https://www.companydatashop.com/company/report/11004176-apple-invest-limited> - Apple Invest Limited, incorporated on 10 October 2017, is a private limited company based in Swansea, Wales. The company is currently in administration, with debts of nearly £18 million and creditors owed more than £39 million. The company's registered address is 10 St Helens Road, Swansea, SA1 4AW. The company's nature of business is classified under SIC code 68310, which pertains to real estate agencies. The company's financials indicate positive equity of £9.1 million as of 31 October 2022.
5. <https://www.thegazette.co.uk/company/11004176> - Apple Invest Limited, company number 11004176, is a private limited company incorporated on 10 October 2017. The company's registered office is located at 10 St Helens Road, Swansea, SA1 4AW. The company's nature of business is classified under SIC code 68310, which pertains to real estate agencies. The company's director is Andrew Anderson. The company's accounts are overdue, with the next accounts due by 31 July 2024, covering the period up to 31 October 2023.
6. <https://find-and-update.company-information.service.gov.uk/company/11004176/insolvency> - Apple Invest Limited, company number 11004176, is currently in administration. The administration started on 20 May 2024, with practitioners Sandra McAlister and Simon Thomas Barriball appointed. The company's registered office is located at 10 St Helens Road, Swansea, SA1 4AW. The company's nature of business is classified under SIC code 68310, which pertains to real estate agencies. The company's accounts are overdue, with the next accounts due by 31 July 2024, covering the period up to 31 October 2023.
7. <https://www.dnb.com/business-directory/company-profiles.apple_invest_limited.a96eab1fc73b19b8a11f1695a66d3c92.html> - Apple Invest Limited is a private limited company based in Swansea, Wales. The company's registered address is 10 St Helens Road, Swansea, SA1 4AW. The company's director is Andrew Anderson. The company's nature of business is classified under SIC code 68310, which pertains to real estate agencies. The company's financials indicate positive equity of £9.1 million as of 31 October 2022. The company is currently in administration, with debts of nearly £18 million and creditors owed more than £39 million.