







# Case study

**Fleurets**  
a fresh approach

## Special Needs Hostel Birch Tree

Naburn Walk, Whinmoor  
Leeds, LS14 2DA

Substantial Detached property  
Approximately 0.62 Acre Site  
Suburban Residential Area  
Suitable For Various Development Uses

-  Hotels
-  Restaurants
-  Pubs
-  Leisure

### THE CLIENT

Enterprise Inns

### THE BRIEF

An unattractive 1960's flat roof construction in a secluded estate location. Compromised by rights of way over the site. Potential issues are loss of licensed amenity and tenant sensitivity as the business was still in operation.

### THE RESULT

After extensive targeted mailing to operators, surveyors, developers and the like, alongside trade advertisements good interest was generated. The majority of interest was for residential development, however a specialist care home provider was considered the most appropriate candidate and preceded to completion via unconditional exchange. The property was sold of an asking price of £325,000.