



# Case study

**Fleurets**  
a fresh approach

## Restaurant & Offices White Horse

315 Wakefield Road, Lepton,  
Huddersfield, HD8 0LX

Detached Stone Built Property  
A642 Main Road Position  
Open Countryside Location  
Approximately 4 Acre Site

 Hotels

 Restaurants

 Pubs

 Leisure

### THE CLIENT

Punch Taverns

### THE BRIEF

A detached pub on a large site, predominantly covered by woodland. Greenbelt location limiting development potential and highways issues preventing increased utilisation of the site. A well fitted bar, lounge and games room with 3 bedroom accommodation above. The property was closed and boarded.

### THE RESULT

A sale board and targeted marketing via mailings and adverts generated significant interest from a very early stage. Serious parties were identified and taken to a best and final bids situation. The successful applicant offered in excess of the asking price, with a largely cash purchase and matters progressed to completion without undue delay. The asking price was £325,000.