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**Sent:** 18 February 2025 19:07

**To:** Nina Sayers <Nina.Sayers@kirklees.gov.uk>

**Subject:** Subject: Planning Application number 2022/62/93731/E, Woolpack Inn, Whitley Road, Whitley, Dewsbury, WF12 0LZ

I note that Mr Parker has decided that he should be seen to market the business, something he knew he should have done prior to taking the decision to cease trading.

However, it is clear that the business has not been properly marketed.

The agents have accepted instructions to "softly" market the property. What does that mean?... it means do not do it properly. There was no intention to find a third party to acquire the business.

In terms of advertising the business, it appears that this was restricted to an entry on the agents website. There is no mention of advertising in any local or national newspapers, there was not even a "For Sale" board at the premises. Any good agent (which Savills

are) would want to place a "For Sale" board if they were genuinely trying to achieve a sale.

The letter from Savills dated 8th January 2025 states that 80 page views were achieved but that no requests to view, no bids or expression of interest were received. This is not a surprise, as a major part of the business is excluded, this being the large car park which is situated across Whitley Road, and was acquired as part of the business by Mr Parker.

Any interest in the business would instantly disappear when reading the particulars, which offer a large public house with 10 en suite letting rooms and a second floor flat but a carpark for "approximately 4 vehicles". All country pubs rely on customers travelling to the establishment and a large car park is essential.

It is obvious that Mr Parker seeks to convince the council that he has made attempts to market the business. This is simply not the case.

Please accept this as our formal representation.

Kind Regards