

# **PROPOSED CHANGE OF USE FORMER PUB THE LION WOODHOUSE RD WHITEHAVEN IN TO AN HMO ( House of multiple occupation)**

## **MARKETING STATEMENT**

### **HISTORY**

The former pub, known as The Lion closed its doors in 2023. Reason loss making business, lack of trade, and tenants leaving because they could not make it work.

The owners Trust Inns Ltd., from Chorley, then put the lease and the pub on the market with national agents, Sydney Phillips and Everads.

It was advertised for over eighteen months with no interest shown at all from any party.

The price of the building was then reduced and offers were invited. My client purchased the premises in late 2024, from Trust Inns Ltd.

### **PROPOSAL**

The proposal seeks to convert it in to an HMO,( Ground floor). Interest has already been expressed from companies who wish to occupy the premises Monday to Friday, to avoid their employees staying in hotels.

This proposal will bring the building back to life, serving a useful purpose in the community.

### **CONCLUSION**

The loss of the Lion pub to the community of Woodhouse is not important. Sadly if it had been, the local community would have supported it, they did not, which is why it closed.

Habits have changed since the Covid pandemic, and the number of pubs closing grows each month.

We therefore consider that our proposal will bring an empty building back to life, and provide local employment for some in the cleaning and weekly maintenance of the HMO. For this reason we hope that it can be supported.

Richard J. Lindsay  
Calva Design Studio  
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