



## \*\* INVESTMENT OPPORTUNITY!! \*\*

This unique circa 0.7 acre development provides a buyer with an opportunity to convert a large former public house (425 square meters) into three modern homes with commercial units below and also construct six new dwellings, along with garages and additional flexible ground floor space.

The site which benefits from views overlooking the Humber Estuary has full planning permission granted.

See Application No: 21/00581/PLF

### **Former Public House**

The former public house is circa 425 square meters with planning permission granted to retain the majority of the ground floor as commercial area and stores with three one bedroomed, affordable homes to the first floor.

### **Externally**

The property sits on a circa 0.7 acre site with private access. The former public house is connected to mains gas, electric, water and sewerage.

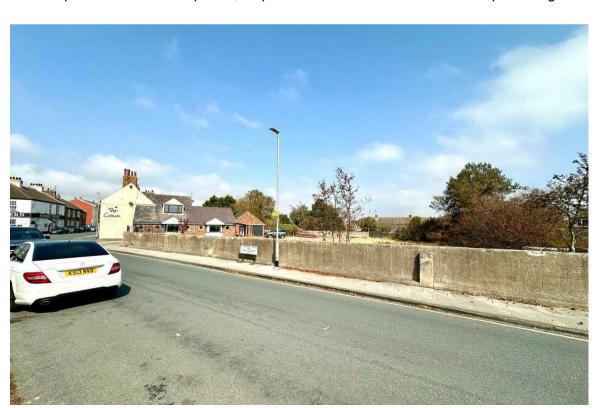
There is a tarmacked car park and grassed areas.

## **Planning Permission**

Further to the development of the former public house, planning permission has been granted on the site for six, three bedroomed, three storey properties, five of which boast garages with the sixth having a store. All will have uninterrupted views over the Estuary, ensuites to master bedrooms and balconies to enjoy the view.

#### N.B.

The vendor would like to retain plot 6 upon the completion of the development, as part of the sale. Further information pertaining to this can be requested from the agent.













# Street, Paull

of 6 dwellings, and partial demolition, change of use and extension to public house to create 3 (affordable) dwellings and flexible ground floor space.



w from the West: Showing remodelled pub structure hiding new development (which is set back into the site) from main the conservation area, and the village hall r ment from the lighthouse.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk