



Main Street, Paull £350,000

**** 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

Alternatively the property could be reopened as a public house, repurposed as a cafe/restaurant/convenience store etc with accommodation above and the outside space used for camping/glamping/lodges/garden centre etc subject to the necessary planning.

CEPC: D

Tenure: Freehold

Former Public House
Business rates apply

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.











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.



View 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 in the foreground from the lighthouse.



from the West (river view): Showing the lighthouse to the far right and the Humber Tavern to the far left.



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