



The Crown Inn and Adjacent Building Plot Main Street, Paull, HU12 8AW

£350,000



The Crown Inn and Adjacent Building Plot Main Street, Paull,

**** 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
Business rates apply



Former Public House
Externally
Planning Permission



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.