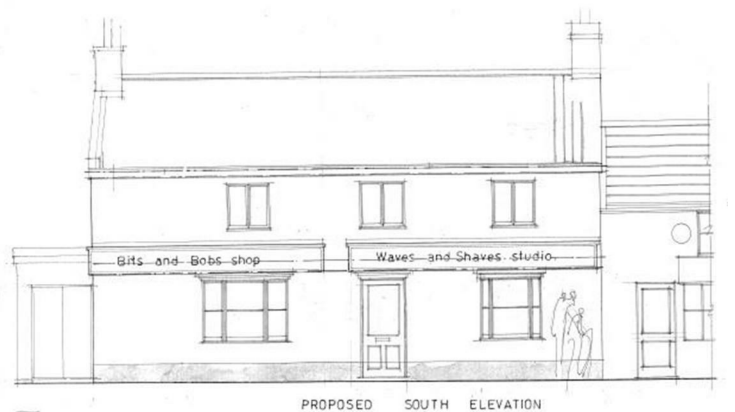


# The Sun Inn Church Lane Skirlaugh HU11 5EU


**£225,000**  
**FREEHOLD**

'PRIME DEVELOPMENT OPPORTUNITY' We are pleased to offer for sale this excellent development opportunity located in the village of Skirlaugh, approximately 7 miles north-east of Hull city centre on the A165 and 9 miles from the market town of Beverley.. The former 'Sun Inn' public house offers an excellent development opportunity and has full planning consent for conversion to provide 4 Class E units and 1 hot food takeaway together with two first floor apartments.

**EPC:**





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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