



THE CROWN INN

PAULL

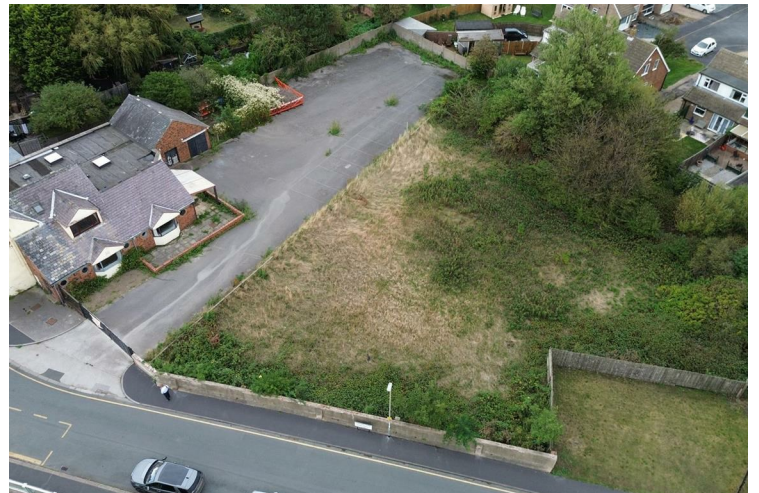
£350,000
FREEHOLD

Nestled in the charming village of Paull, this unique property presents an exceptional opportunity for those with a vision for development. Once a public house, this house boasts a prime location overlooking the picturesque River Humber, offering stunning views and a tranquil setting.

The whole property extends to some 0.68 acres, with planning permission already granted for the erection of new dwellings and the remodelling of the existing structure to form 3 dwellings, the potential for transformation is immense. This property is ideal for developers or individuals looking to create a bespoke residence in a sought-after area. The surrounding landscape provides a serene backdrop, making it a perfect retreat while still being conveniently located for access to local amenities.

This is a rare chance to acquire a property with both historical significance and modern potential. Do not miss the opportunity to make your mark in this delightful location by the river.

**FRANK HILL & SON**
Lettings and Estate Agents
established 1924



Existing accommodation comprises

Games Area

19'0" x 21'3" (5.8 x 6.5)

Sitting Area

18'0" x 22'11" (5.5 x 7.0)

Sitting Area - Bar

16'4" x 13'1" (5.0 x 4.0)

Kitchen

12'1" x 8'6" (3.7 x 2.6)

Dining Area

16'8" x 18'0" (5.1 x 5.5)

Dining Area

15'8" x 16'8" (4.8 x 5.1)

Storage

11'5" x 13'1" (3.5 x 4.0)

Bar Pumps

9'10" x 13'1" (3.0 x 4.0)

Freezer Room

9'10" x 13'1" (3.0 x 4.0)

Storage

8'2" x 16'4" (2.5 x 5.0)

Additional Rooms Ground Floor

Female WC with 2 stalls

Male WC with 2 stalls

various small store rooms, pot washing area and lobby

FF Kitchen/Dining

12'1" x 18'0" (3.7 x 5.5)

Bathroom

5'6" x 5'10" (1.7 x 1.8)

with separate toilet

Bedroom (including en suite)

12'1" x 15'8" (3.7 x 4.8)

Bedroom

10'5" x 7'2" (3.2 x 2.2)

Bedroom

18'8" x 8'6" (5.7 x 2.6)

Bedroom

14'5" x 8'10" (4.4 x 2.7)

Outside

Large car park and grassed area

Additional Information

TENURE

Freehold with Vacant Possession on Completion

PLANNING

The site is sold with full Planning Permission No 21/00581/PLF granted by the East Riding of Yorkshire Council on 20th August 2024 for 6 dwellings and the change of use of the public house to create 3 affordable dwellings. The planning permissions and architects plans are available on the East Ridings website or limited from the agents. All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

AGENTS NOTES

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

SERVICES

Mains Water, Gas, Electricity & Drainage are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

WAYLEAVES/RIGHTS OF WAY/EASEMENTS

The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

PLANS AND PARTICULARS

The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM

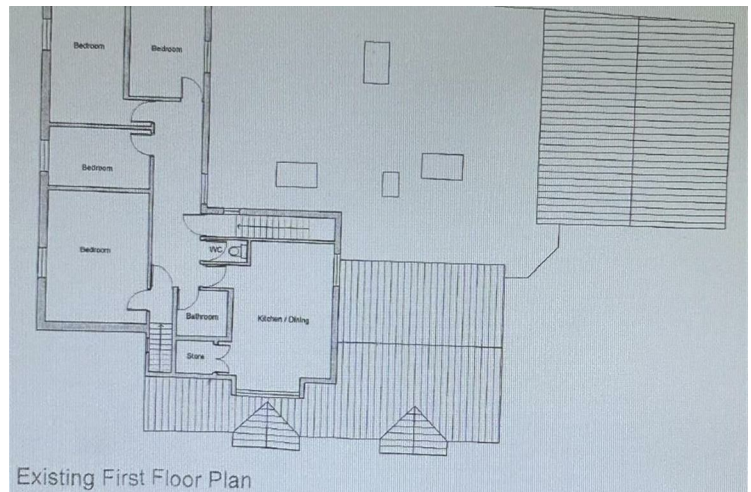
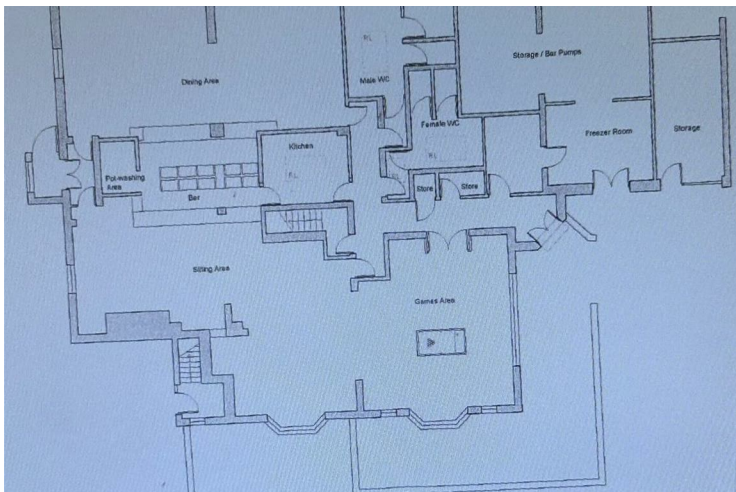
Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION


Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property



HM Land Registry
Current title plan

Title number **YEA5345**
Ordnance Survey map reference **TA16265E**
Scale **1:1250 enlarged from 1:2500**
Administrative area **East Riding of Yorkshire**



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This title is dealt with by HM Land Registry, Kingston upon Hull Office.



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 	

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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