

THE CROWN INN MAIN STREET PAULL

£325,000

FREEHOLD

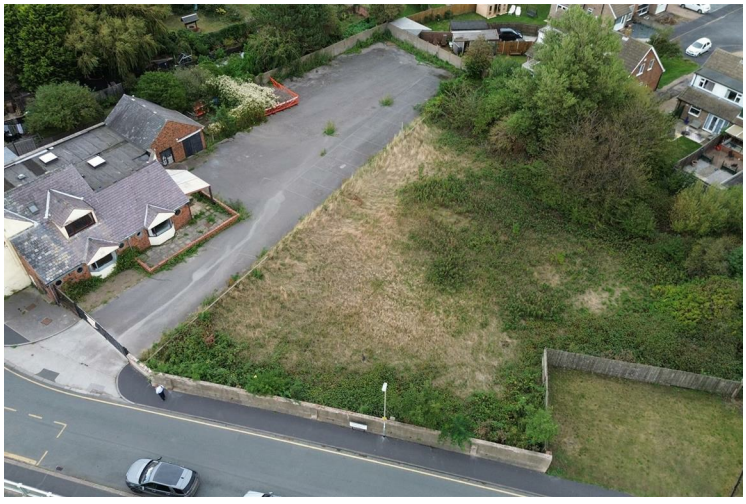
An exciting opportunity to purchase a substantial landmark building with approved planning permission. Whether you're a developer, investor or entrepreneur, this property offers the chance to create something special in a sought-after village location.

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

FRANK HILL & SON

Est. 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.

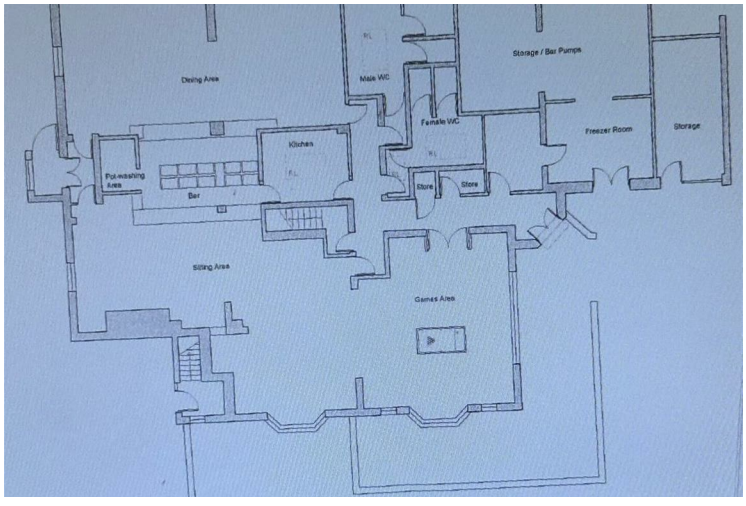
MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets,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

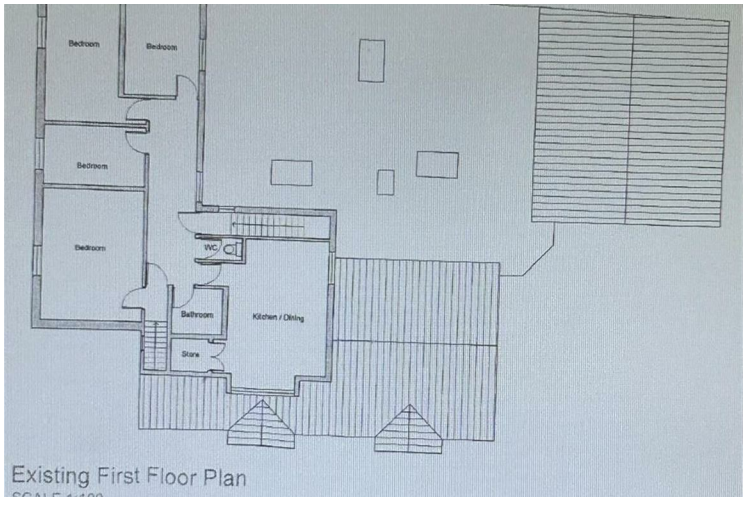
WAYLEAVES/RIGHTS OF WAY/EASEMENTS
The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

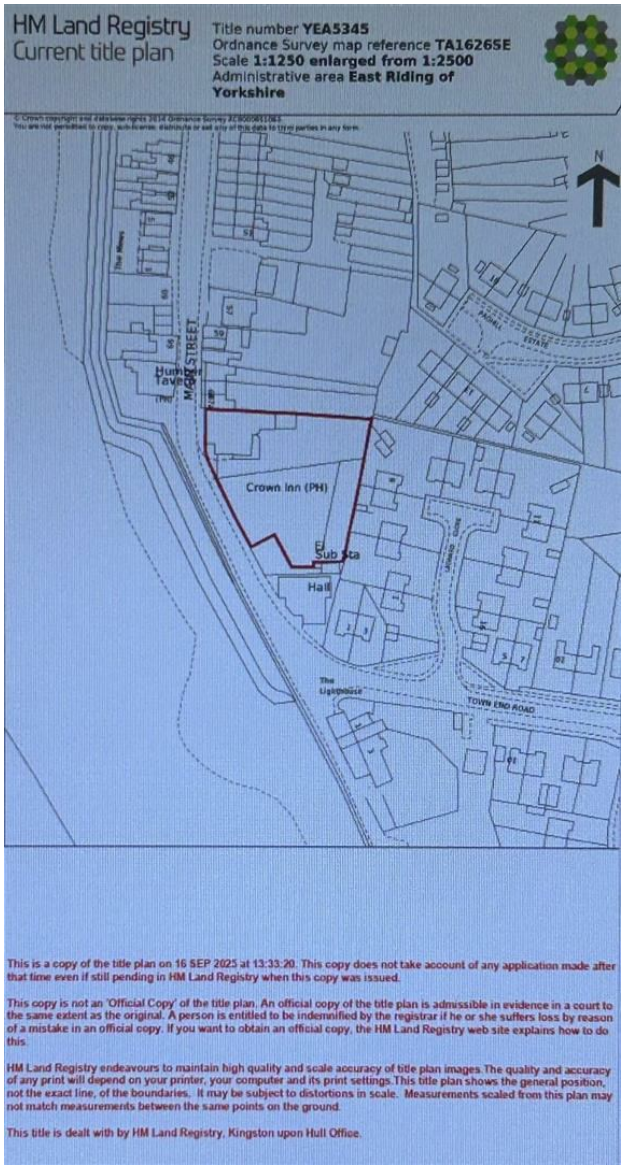
PLANS AND PARTICULARS
The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

VIEWING- STRICTLY BY APPOINTMENT ONLY

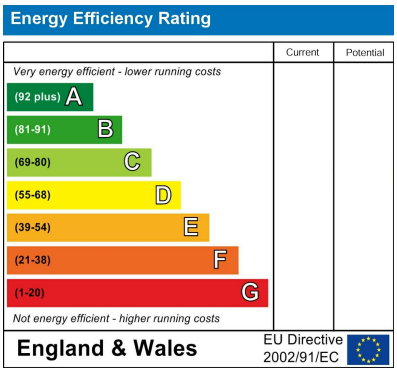
ADDITIONAL INFORMATION
Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that
• These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any 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











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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