



The George & Dragon

Holmpton, HU19 2QR

Guide Price £300,000

A unique opportunity to transform a former village pub into your dream property in Holmpton, a charming village situated on the East Coast, just south of the popular holiday resort of Withernsea and close to the Spurn Point RSPB nature reserve.

Imagine a stunning main house with supplementary income-generating properties, or three individual homes perfectly positioned for sale or lucrative lettings. The approved plans (Ref: 24/00291/PLF) allow for two stylish two-bedroom self-contained units and a spacious four-bedroom house. This versatile layout is ideal for multi-generational living, a luxurious main residence with rental income, or a high-yield investment portfolio.

Further benefit from granted planning permission for outbuilding conversion and the creation of a desirable amenity space/garden, enhancing the appeal and value of the property.

Please note: The current owner has commenced the conversion works of the original beer cellar, which is detached from the main property. This can be purchased by separate negotiation.

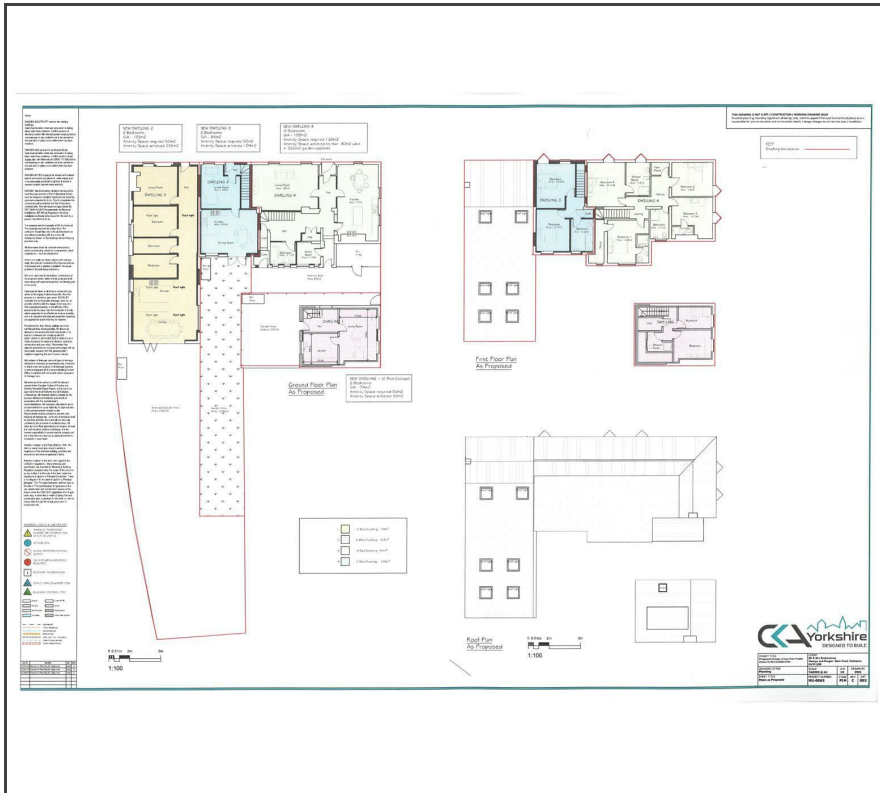
Full details are available on the East Riding of Yorkshire Council Planning Portal and at our Hornsea branch.

- Development Opportunity with huge potential
- Full planning consent for three dwellings, 2 No. 2 Bed, 1No. 4 Bed
- Conversion of large former public house
- Three dwellings in total to sell/let or Airbnb
- Delightful village setting close to coast and country
- Planning reference 24/00291/PLF
- Potential for multi-generational living
- Three miles south of Withernsea
- Opportunity to acquire further detached property currently undergoing renovation

Viewing

Please contact our Q & C Beverley Office on 01482 886200 if you wish to arrange a viewing appointment for this property or require further information.

Floor Plan



Area Map



Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.