



Main Street  
West Haddlesey  
YO8 8QB

£175,000

- Public House
- In Need Of Full Renovation
- Detached Property
- Excellent Potential
- Three Bedrooms
- Commercial Kitchen
- White Bathroom Suite
- Good Size Bar Areas
- Car Parking
- Extremely Popular Rural Village



91 Pasture Road    **T. 01405 780 666**  
Goole                    **F. 01405 762 942**  
East Yorkshire        **E. info@housesetc.co.uk**  
DN14 6BP              **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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### PROPERTY SUMMARY

Housesetc West Haddlesey- PUBLIC HOUSE FOR SALE, full renovation & updating required, EXTREMELY POPULAR RURAL LOCATION, currently three bedrooms, COMMERCIAL KITCHEN, majority UPVC DG, potential to develop.

### ENTRANCE

UPVC side entrance door leads into

### ENTRANCE HALLWAY

With tiled flooring, window to the side, internal doors leading off

STORE ROOM 10' 1" x 4' 7" (3.08m x 1.4m)

With tiled flooring, door leading off to both ladies and gents toilets, corridor leads into former bar area.

ROOM ONE 32' 9" x 10' 5" (10m x 3.2m)

With beam ceilings and UPVC bay window to the front.

ROOM TWO 20' 2" x 12' 5" (6.16m x 3.8m)

With UPVC double glazed window to the front.

ROOM THREE 12' 2" x 8' 10" (3.73m x 2.71m)

With UPVC bow window to the side (with one broken panel), under stairs cupboard, two door ways leading into

KITCHEN 17' 10" x 12' 3" (5.45m x 3.74m)

Former commercial kitchen contains some catering equipment to include: separate stainless steel sink units, stainless steel splashbacks and industrial extractor fan.

### FIRST FLOOR ACCOMMODATION

### STAIRS

Staircase leads to first floor landing, windows to the rear,

doors leading off.

BEDROOM ONE 17' 10" x 12' 3" (5.46m x 3.74m)

With UPVC window to the side.

BEDROOM TWO 12' 0" x 12' 2" (3.66m x 3.73m)

BEDROOM THREE 10' 4" x 12' 3" (3.17m x 3.74m)

BATHROOM 7' 6" x 6' 9" (2.3m x 2.08m)

Tiled bathroom to include with tiled floor, white suite, to include: pedestal wash hand basin, panelled bath, dual low level flush W.C.

### EXTERNAL

### SIDE & REAR

To the side and rear is a decent sized car park with a combination of shrub hedge and timber fencing.

### EPC

Energy Performance Rating: D



AGENT'S NOTE- Planning Permission Refused

Decision no: 2020/0614/FUL.

Selby District Council being the Local Planning Authority for the purposes of your application dated 17 June 2020 in respect of the following:

Proposal:

Conversion from restaurant (A3) and public house (A4) to a 4 bedroom dwelling and the erection of a double detached garage (C3)

Location:

George And Dragon Inn, Main Street, West Haddlesey have considered your said application and have REFUSED permission for the following reasons:

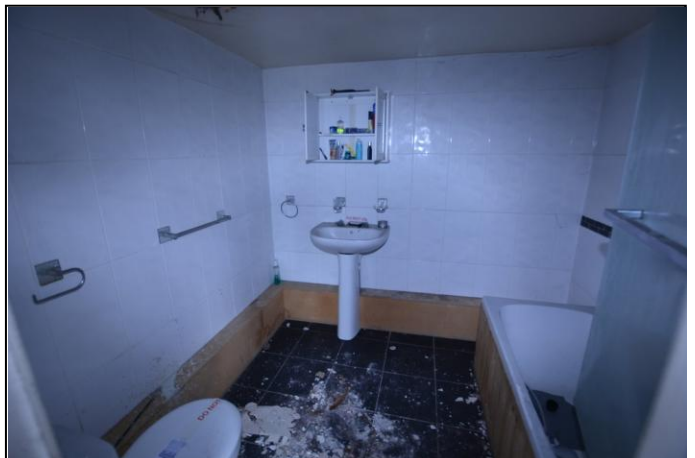
01. The proposal relates to the loss of a public house. The nearest alternative public house is not within a reasonable walking distance nor has it been demonstrated the business is no longer viable as a public house and has been sold as such recently: the proposal therefore fails to meet the criteria of Selby District Local Plan Policy S3 and NPPF Paragraphs 82 and 92. The unjustified loss of the public house will not enhance or maintain the vitality of rural communities and the proposals fail to comply with CS Policy SP2. The policy constitutes a relevant, up-to-date policy and the tilted balance of the NPPF is not engaged. There are no other material circumstances, including the Coronavirus pandemic, that warrant a departure from the development plan.

#### INFORMATIVES

01. The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF





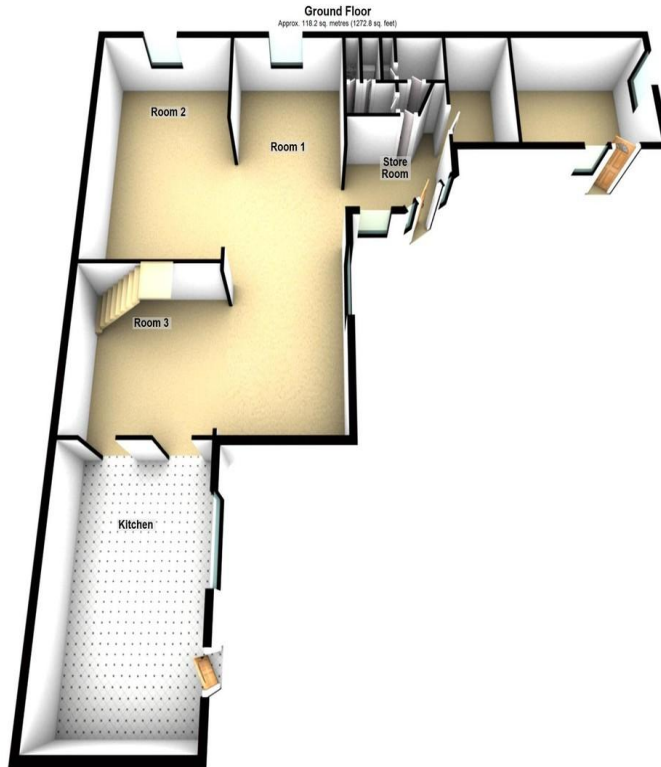


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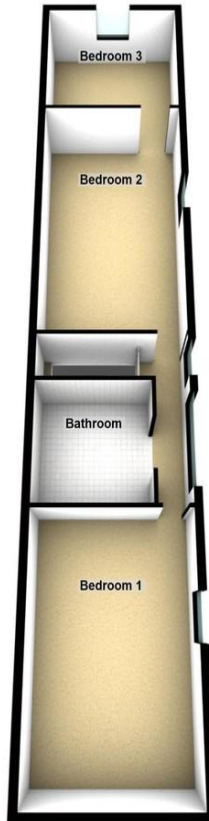
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Total area: approx. 188.1 sq. metres (2024.9 sq. feet)

First Floor  
Approx. 69.9 sq. metres (752.2 sq. feet)



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