



BRIGHT
& Bright

COASTAL PROPERTIES

White Cliffs



“...of interest to hoteliers, restaurateurs and developers”



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Established 100 years



COASTAL PROPERTIES

White Cliffs High Street, St. Margaret's-at-Cliffe, Kent CT15 6AT

A substantial Grade II Listed period property with Planning Consent for Conversion to 3 substantial residential units of interest to hoteliers, restaurateurs and developers.

Distances

- Deal 6 miles
- Dover 4 miles
- Sandwich 12 miles
- Canterbury 25 minutes
- London 74 minutes
(By HST from Martin Mill)
- Channel Tunnel 25 minutes

Times & distances are approximate.



ST. MARGARET'S BAY

A substantial period property which until recently has been trading as a boutique hotel, restaurant and bar but now has permission for conversion to 3 substantial residences. As this area of Kent becomes more and more sought after, it is considered that the property offers great potential for its current use, for redevelopment or for a variety of other uses - subject to all necessary consents.

The property is situated opposite the church in the sought after village of St. Margaret's-at-Cliffe, next to St Margaret's Bay between Deal and Dover, close to National Trust land and on hand to some of the most spectacular cliff top walks in the country. Local shops, schools and amenities are on hand and Martin Mill station which offer high speed services to London St. Pancras is under 2 miles distant. There is good access to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with championship golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

THE PROPERTY

Accommodation currently comprises:

GROUND FLOOR

The front door opens from the **Car Park to Reception Lobby** and open plan **Lounge Area** Double aspect (*south west and north west*), giving access to **Bar** with servery, built-in cupboards, brick surround fireplace with woodburning stove and french doors opening to Garden. **Restaurant** Double aspect (*south east and south west*), french doors to Garden and built-in cupboard. **Commercial Kitchen** Fitted in stainless steel units and with walk-in pantry. **Side Entrance Hall** with **Gents and Ladies Cloakrooms**.

A staircase leads from the Side Entrance Hall to:

FIRST FLOOR

Landing. Bedrooms comprising: **Chalk** Double aspect (*south east and north west*), built-in cupboards, freestanding ball-and-claw bath and communicating door to **Shower Room En-Suite** Fully tiled walls, shower enclosure, pedestal wash basin, close coupled w.c. **Flint** Double



Summary

- Reception Lobby
- Lounge
- Bar
- Restaurant
- Commercial Kitchen
- 6 Bedroom Suites
- 2 Bedroom Apartment
- Further Bedroom & Bathroom
- Planning Consent to convert to 3 Residential units



aspect (*south west and north west*), communicating door to **Bathroom En-Suite** Fully tiled walls, panelled bath with mixer taps and hand shower, pedestal washbasin, close coupled w.c. **Sapphire** Built-in wardrobe cupboard, communicating door to **Bathroom En-Suite** Fully tiled walls, panelled bath with mixer taps and hand shower, pedestal washbasin, close coupled w.c. **Gull** Double aspect (*south east and north east*) and communicating door to **Bathroom En-Suite** Fully tiled walls, panelled bath with mixer taps and hand shower, pedestal washbasin, close coupled w.c. **White Horses** Built-in wardrobe cupboard and communicating door to **Bathroom En-Suite** Fully tiled walls, panelled bath with mixer taps and hand shower, pedestal washbasin, close coupled w.c.

A further staircase leads to:

SECOND FLOOR

Ness Point Double aspect (*north east and north west*), built-in wardrobe cupboard and communicating door to **Bathroom En-Suite** Tiled walls, freestanding slipper bath with mixer taps and hand shower, pedestal wash basin and close coupled w.c.

Apartment with Kitchenette and Dining Area. Sitting Area Double aspect (*north west and north east*). **Bedroom 1** Double aspect (*south west and south east*). **Bedroom 2. Bathroom** Fully tiled walls, panelled bath with mixer taps and hand shower, pedestal washbasin, close coupled w.c.

A further staircase leads to:

THIRD FLOOR

Bedroom 7 and Bathroom.

OUTSIDE

To the rear of the building there is a fully enclosed garden with pedestrian access from Cripps Lane. In front there are a number of **Parking Spaces**.

THE PLANNING

Dover District granted Planning Application Number 20/01567 for conversion of the building to 3 residential units in March 2022.

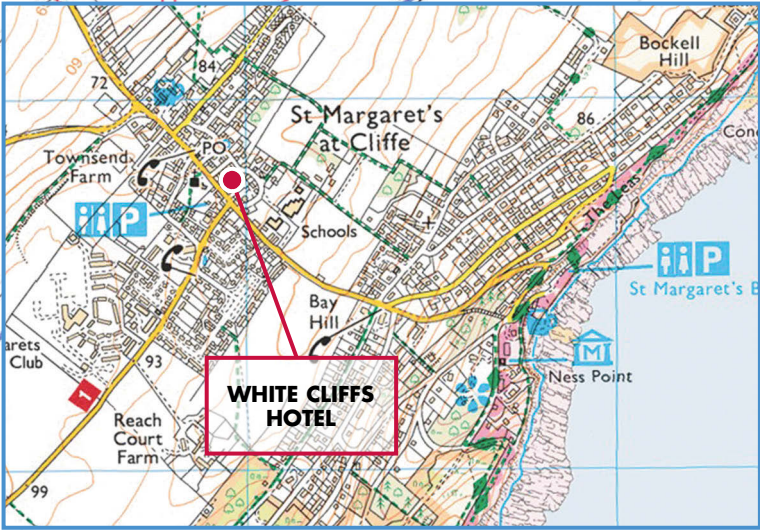
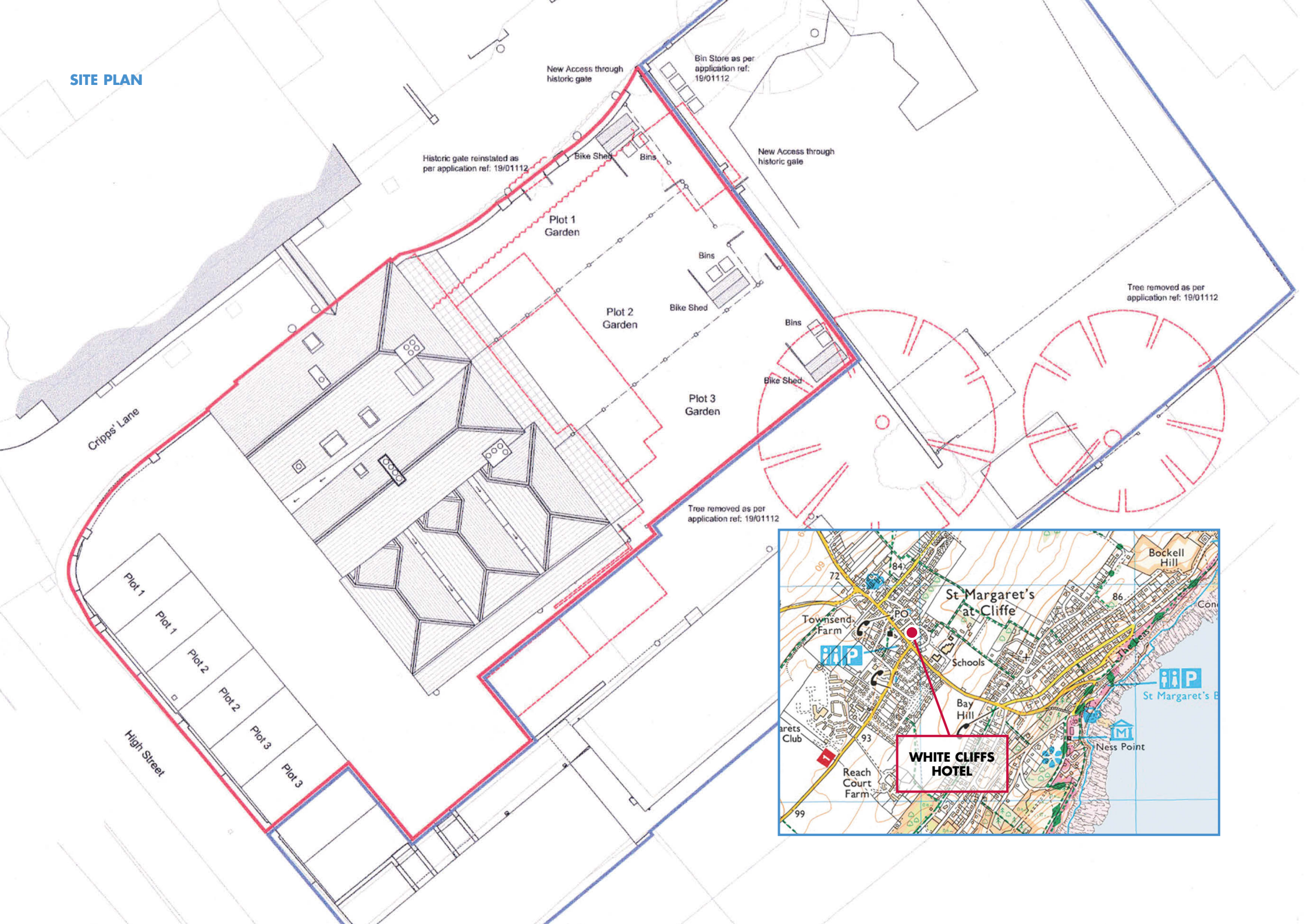
The units would provide the following accommodation:

- **Unit 1** A 3 storey, end of terrace house with **Entrance Hall, Utility Room, Living Room, Study, Kitchen/Diner, 4 Bedroom Suites, a further Bathroom** and

Study/Dressing Room together with **2 Parking Spaces** and a **Garden** to the rear.

- **Unit 2** A 3 storey mid terrace townhouse with **Entrance Hall, Cloakroom, Open Plan Living/Dining/Kitchen, 4 Bedroom Suites** together with **2 Parking Spaces** and a **Garden** to the rear.
- **Unit 3** A 2 storey, end of terrace house with **Entrance Hall, Living Room, Kitchen/Diner, Cloaks /Utility Room, Principal Bedroom Suite, 2 further Bedrooms** and a **Family Bathroom** together with **2 Parking Spaces** and a **Garden** to the rear.

SITE PLAN



GENERAL INFORMATION

Tenure: Freehold
Services: All mains services connected to the property.
Local Authority: Dover District Council
 Tel: 01304 821199.
 email: customerservices@dover.gov.uk

Rateable Value: £41,250.00

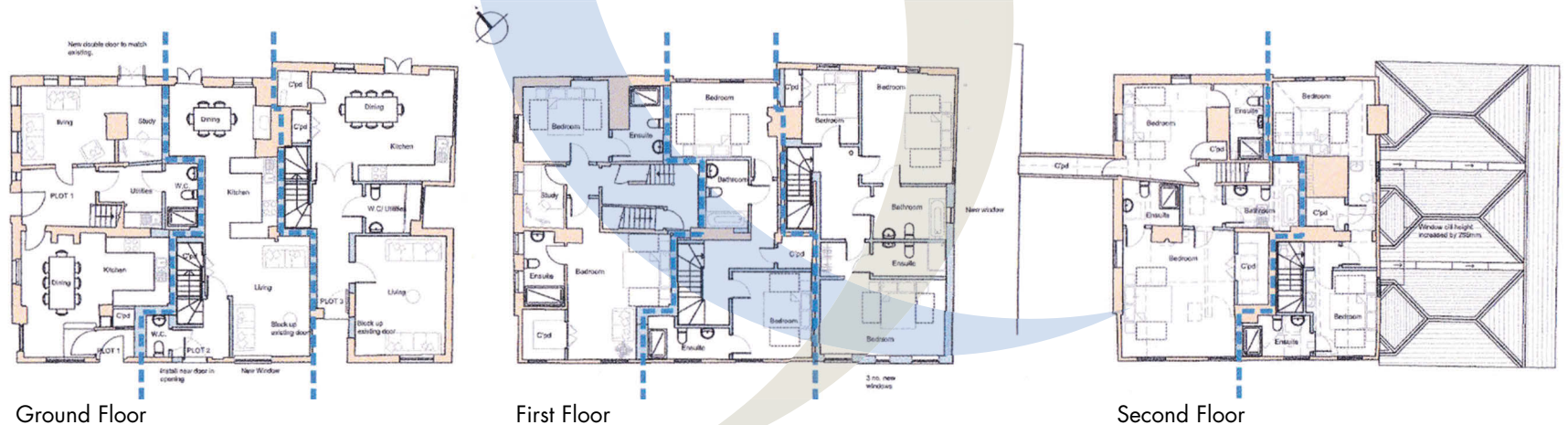
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PROPOSED FRONT ELEVATION



PROPOSED FLOOR PLANS



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Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**

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