

**FOR SALE - The Former Dukes Head**  
**9 Dymchurch Road, Hythe, Kent CT21 6JB**

smith  
woolley  
chartered surveyors



**With Planning for Residential & Commercial Development**

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### Situation

The property is situated in the popular coastal town of Hythe, within Folkestone & Hythe District Council, and close to the Royal Military Canal. The Dukes Head is located on the southern side of Dymchurch Road (A259) in an area of mostly residential properties.



### Description

The property comprises an early 19<sup>th</sup> Century Grade II Listed building with ancillary outbuildings, including a single-storey garage, a stable building and an enclosed parking area.



The property was previously used as a public house but now has planning consent for a café/restaurant on the ground floor of the pub and conversion of the upper floors to provide a 1 x 1-bed and a 1 x 3 bed flat and conversion of the existing outbuilding to provide a 2 x 3-bed dwelling and the demolition of the garage block to create a 2-bed flat.

To summarise – 5 residential units and a restaurant with associated parking.

## Planning

Full planning history for the property can be found on the Folkestone & Hythe District Council website and interested applicants should make their own enquiries on planning matters. The planning reference is: 20/1620/FH. (Planning granted on 15th June 2021 with conditions).

## Business Rates

The commercial element of the property has the following:

Rateable Value       £7,250

UBR (2021/22)       49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe Council.

## Services

Mains electricity, drainage and water are connected to the premises.

## Energy Performance Certificate - Listed Building



## Terms

The property is available for sale at a price of **£875,000** (no VAT).

## Legal Costs

Each party to pay their own legal costs.

## Viewings

Strictly by appointment through these offices.

## For Further Information

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Siobhan Wood

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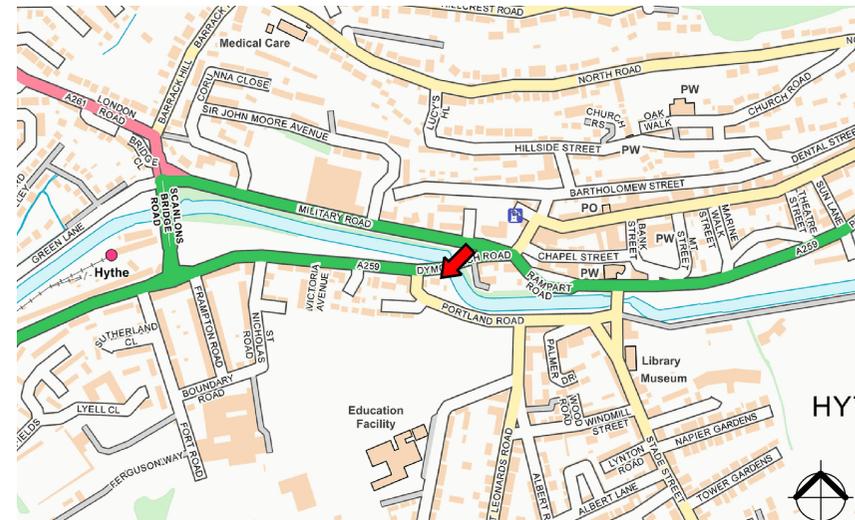
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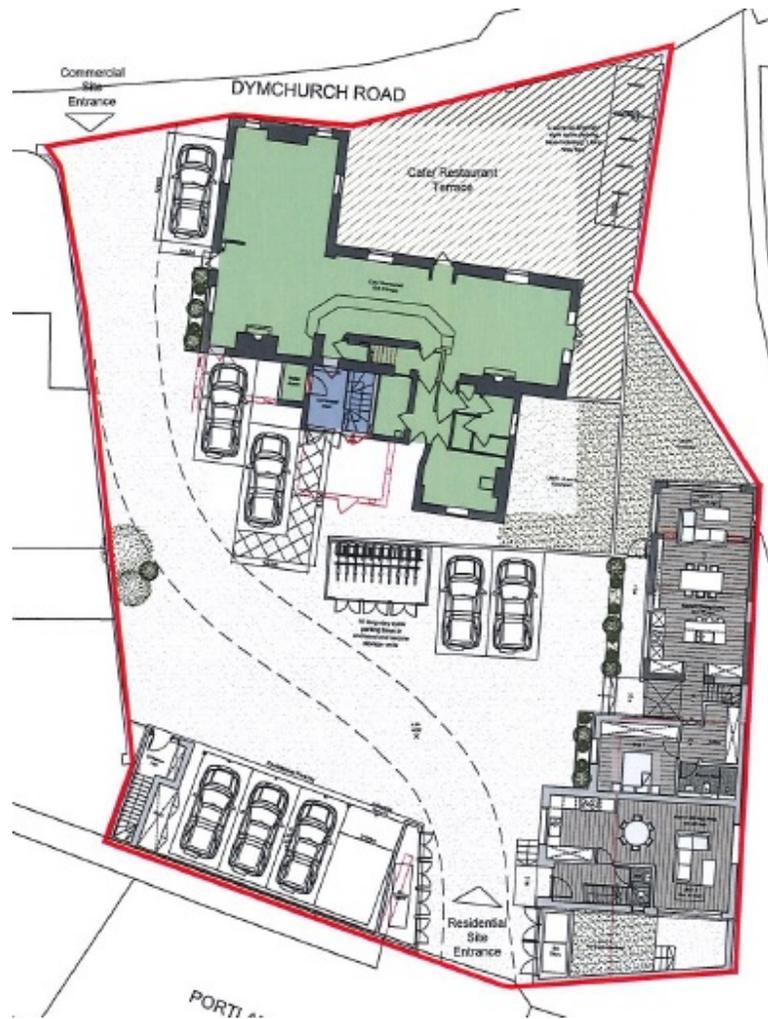
## VACANT POSSESSION UPON COMPLETION

## SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request)

A3008 /August 2021





### Indicative Layout Plans

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.