



The Butchery

Sandwich, Kent, CT13 9DL

Guide Price £500,000

Freehold

Previously known as 'The Surgery,' this distinctive period building in central Sandwich offers an incredibly rare opportunity for redevelopment. With full planning permission granted for conversion into a residential dwelling, the property presents huge potential—whether transformed into a substantial family home or multiple dwellings (subject to further approvals).

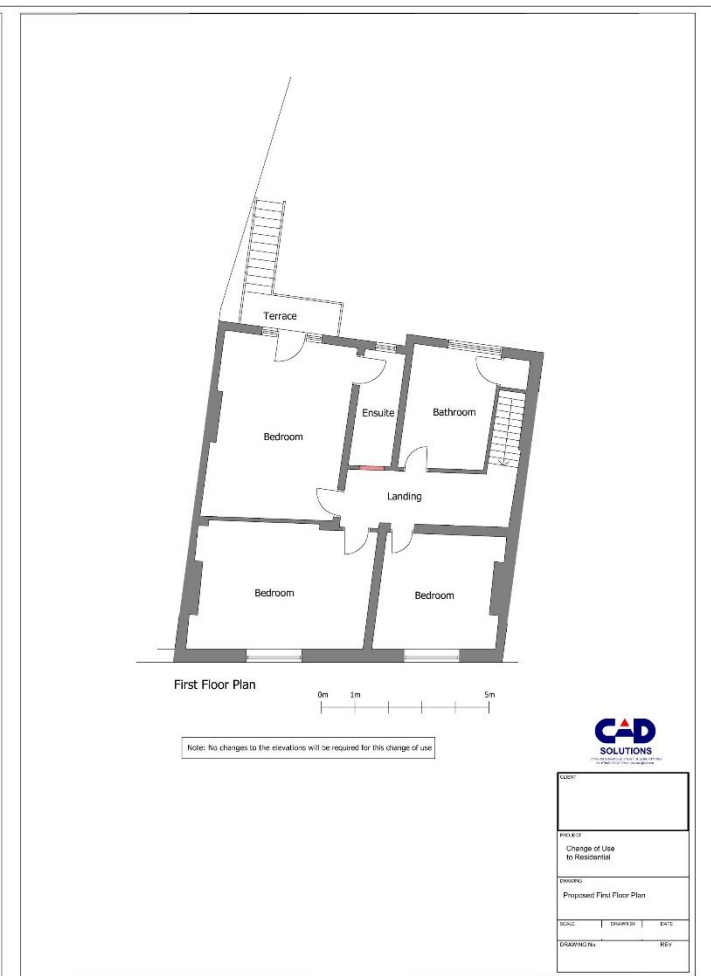
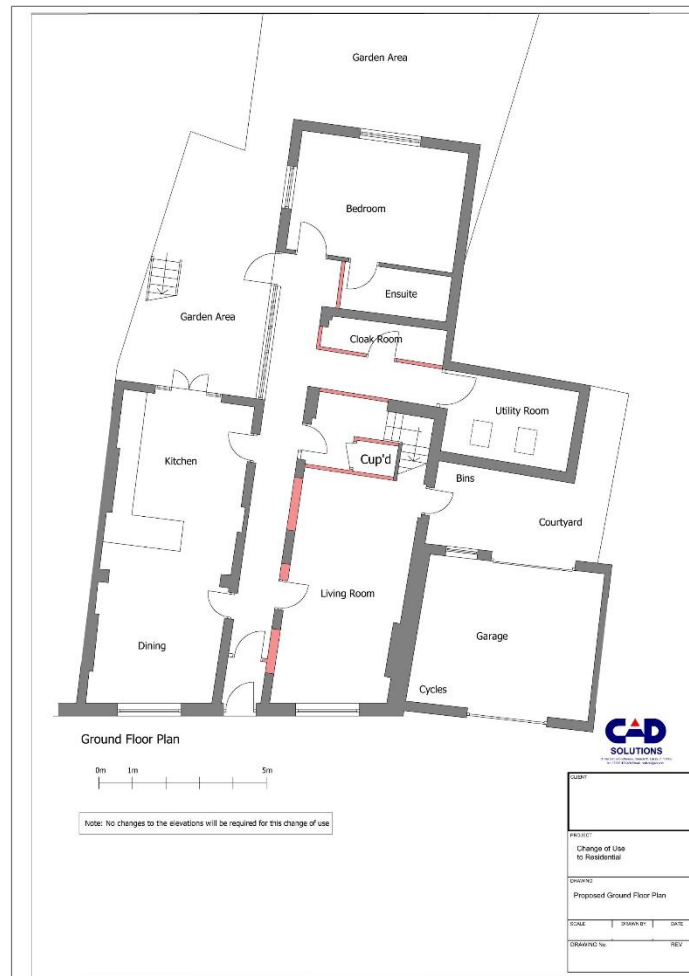
Positioned in one of Kent's most historic and sought-after towns, this is an ideal project for developers or those seeking a one-of-a-kind self-build opportunity.

The existing layout features a spacious ground floor, including an entrance lobby, a large open waiting room, multiple treatment rooms, and a central reception office with storage. Upstairs, a central landing leads to three generously sized rooms, ideally suited as bedrooms, alongside a WC and a fitted kitchen.

Externally, the property benefits from a private large garage with full height sliding doors, offering the potential for off-road parking, as well as a generous courtyard garden with gated rear access from Harnet Street.

Situated in the heart of Sandwich, this property enjoys immediate access to the town's excellent amenities, including independent shops, cafés, restaurants, and traditional pubs. The area is well-connected, with a mainline railway station offering direct links to London, Canterbury, and the Kent coast. The scenic River Stour, historic sites, and renowned golf courses—including Royal St George's—are all within easy reach, making this an exceptional location for both convenience and lifestyle.

Offering exceptional scope to create a truly bespoke home or investment, this is a rare chance to acquire a landmark building in an enviable location. Early enquiries are strongly encouraged.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor (Existing)

Entrance Lobby	
Waiting Room	3.45 x 6.57m
Treatment Room	3.80 x 3.87m
Treatment Room	3.83 x 5.28m
Reception	3.44 x 4.42m
Office	2.42 x 3.69m
WC	
Treatment Room	3.47 x 4.84

First Floor (Existing)

Landing	
Bedroom 1	3.96 x 5.50m
Bedroom 2	3.83 x 5.40m (max)
Bedroom 3	3.47 x 3.54m
Kitchen	2.57 x 3.72m

External (Existing)

Garage	4.25 x 5.87m
Courtyard	
Rear Garden	

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band N/A (Dover District Council)

Energy Rating: Current 59 | D. Potential 74 | C.

Planning: 'Change of use from Doctors surgery to residential dwelling' - Dover District Council, Planning Ref. 23/01265.

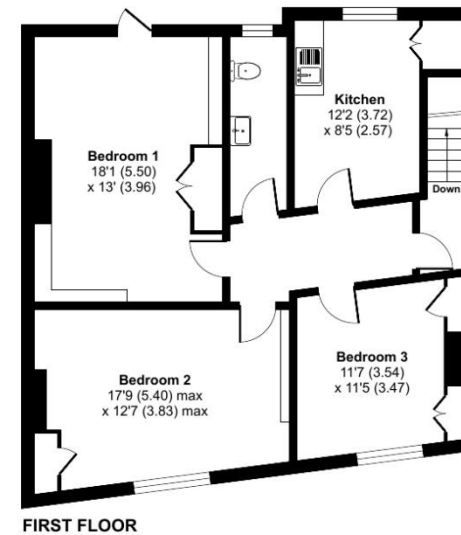
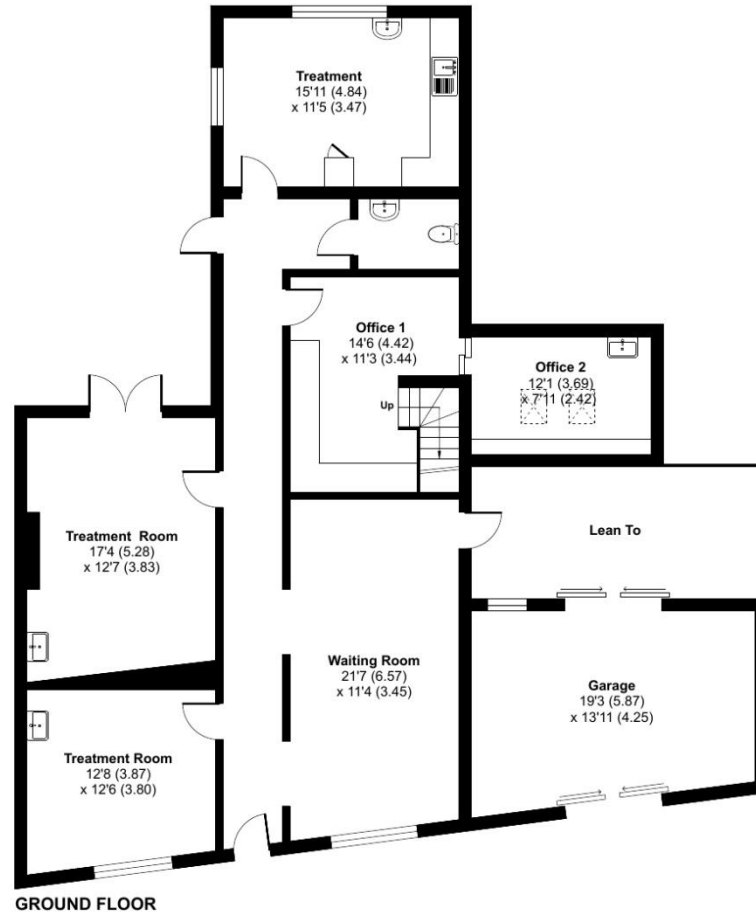
Agents Notes: Please note, business rates may apply. In addition, this property is located within a conservation area.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Approximate Area = 2225 sq ft / 206.7 sq m (exclude lean to)
 Garage = 243 sq ft / 22.5 sq m
 Total = 2468 sq ft / 229.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1256267

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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