



Macknade Manor, Faversham, Kent



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# Macknade Manor

## Canterbury Road, Faversham, Kent ME13 8XE

A Grade II listed Georgian manor house, operating as a successful restaurant with six luxurious letting rooms, a two-bedroom Coach House and planning consent for development.

M2 (Junction 7) 1 mile, Faversham station 1.2 miles (London St Pancras from 60 minutes), Whitstable 8.5 miles, Canterbury 8.8 miles, Central London 54 miles

Manor with reception hall | 4 Large reception rooms | Extensive catering kitchens | Pantry  
2 Offices | 4 Cloakrooms | 6 En suite bedrooms  
Wine cellar | Coach House with 2 bedrooms  
Outbuildings | Walled kitchen garden | Former stables | Bullock yard | Former tennis court  
Extensive planning | EPC rating C  
In all about 2.7 acres

### The property

Macknade Manor has traded since 2000 as Read's Restaurant with Rooms, an exceptionally well regarded restaurant and holder of a Michelin Star for many years. Subject to the necessary consents it may be possible to change the use.

Along with its distinctive symmetry this exquisite property retains many period features. The layout currently reflects the restaurant environment, but the elegant rooms are well arranged for alternative uses. There are three reception rooms with a maximum capacity of 60 covers and a breakfast/meeting room which is also licensed for civil ceremonies and a generous well equipped catering kitchen.

There are six bedrooms each with en suite facilities, a wine cellar, a small attic storeroom and two further unused attic rooms.

The pretty, timber-clad Coach House offers well-appointed accommodation, two bedrooms and generous reception spaces.

### Outside

A gravelled driveway terminates beyond the house at a generous parking area.

The parklike grounds are extensive with statuesque trees interspersed throughout; evergreen hedging offers privacy and creates enclosure of the more formal garden areas. There is a bountiful kitchen garden supplying the restaurant kitchen and paved terracing adjoining the manor house.

### The business/business opportunity

Read's is a successful and profitable business. At present the business operates 5 full days a week both for the restaurant and accommodation.

The property holds a civil licence and (despite significant demand) at present, weddings are catered for at the owners' discretion. There is scope to up scale the business on all fronts. Average spend for dinner is £90-£100 per head and £50-£60 per head at lunch.

Trading information can be provided after formal inspection, subject to signature of a Non Disclosure Agreement.

### Planning

Planning consent exists for 17 additional bedrooms on the site of the tennis court, bullock yard and stables; an extension of the Coach House and for an additional reception room enlarging the manor house. It may prove possible to obtain consent for a larger scheme.

Details can be found at Swale Borough Council planning portal: <https://pa.midkent.gov.uk/online-applications/> under references: 21/505521, 21/505482 and 21/505479.

Prospective purchasers are advised that they should make their own enquiries of the planning authority.











Macknade Manor, Canterbury Road, Faversham  
 Main House internal area 7,397 sq ft (687 sq m)  
 Coach House internal area 1,700 sq ft (158 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Location

Macknade Manor is situated on the edge of the historic town of Faversham, with its picturesque lanes, boutique shops and choice of restaurants. Canterbury and Whitstable on the coast are close by. The A2/M2 are within easy reach offering access to the coast, London and beyond, whilst commuters have regular services to London.

## Directions

From M2 (Junction 7): Exit and take the A2 towards Faversham. Continue past the Selling Road (signposted to Macknade Farm Shop) and take the first left into the private driveway to Read's Restaurant and Macknade Manor.

## General

**Local Authority:** Swale Borough Council

**Services:** Mains water, gas and electricity. Private drainage (details of system to be confirmed).

**Council Tax/Rateable Value:** TBC

**Tenure:** Freehold **Guide Price:** OIEO £3 million

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473700**

canterbury@struttandparker.com  
struttandparker.com

## BNP Paribas Real Estate UK

5 Aldermanbury Square, London EC2V 7BP

**07708 208886**

jonathan.parrish@realestate.bnpparibas  
realestate.bnpparibas.co.uk

 @struttandparker

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