



**Offers in excess of £375,000**

**TENURE : FREEHOLD**

**The Royal Oak, Charing, TN27**

**Bedrooms : 8**

**Bathrooms : 0**

**Reception Rooms : 0**

**Family Homes**

25a West Street, Sittingbourne, Kent ME10 1AL

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# The Royal Oak Public House, High Street, Charing, Ashford, Kent, TN27 0HU

## Prime Investment Opportunity – Historic Public House with Development Potential

Set in the heart of the picturesque village of Charing, on the vibrant High Street, **The Royal Oak Public House** presents a rare and exciting opportunity for investors and developers alike. This substantial, detached property boasts a commanding presence in a sought-after Kent location, nestled between Ashford and Maidstone, with excellent transport links nearby.

Currently vacant and requiring a full refurbishment, The Royal Oak offers a blank canvas for a visionary transformation. The ground floor features the classic layout of a traditional English pub, huge kitchen space and impressive dining space. The upper floor houses a former nightclub – a unique addition that could be revitalised into a modern entertainment space, boutique accommodation, or reimagined for alternative commercial or residential use (STPP). There is also several rooms ideal for AirBnB

To the rear, the property benefits from **ample off-street parking**, an increasingly rare asset in central village locations, enhancing both customer convenience and development flexibility and a large beer garden.

Adding to the attraction is a **stabilisation loan facility of up to £25 million** designed for revitalising sites offering significant financial backing for refurbishment, redevelopment, or creative repurposing. This makes The Royal Oak an exceptional investment opportunity in one of Kent's most desirable villages.

### Key Features:

- Freehold public house in central Charing
- Beautiful historic high street location
- Upper floor with nightclub space
- Extensive rear parking
- Full refurbishment required – blank canvas
- Eligible for stabilisation loan funding (up to £25 million)
- Huge potential for hospitality, residential, or mixed-use development (STPP)

Dont miss this opportunity to breathe new life into a local landmark and capitalise on a high-demand area with considerable funding support.

**Enquire now for further details or to arrange a viewing.**

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