

*Family
Homes*

Offers in excess of £375,000
The Royal Oak, Charing, TN27



 6
Bedrooms

 0
Bathroom

 0
Receptions



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, with a huge kitchen and dining space. The upper floor houses a former nightclub – a unique addition that could be revitalised into a modern entertainment space, boutique accommodation, or reimaged 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.



Energy Performance Asset Rating

More energy efficient

A+

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

63 This is how energy efficient the building is.

Net zero CO₂ emissions

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