



MORRIS
MARSHALL
POOLE

The Royal Oak, Treflach

Oswestry, Shropshire, SY10 9HE

Asking Price: £350,000

Occupying a prominent position in the sought-after village of Treflach, just a short distance from Oswestry, this attractive detached public house offers an excellent opportunity to acquire an established hospitality premises in a picturesque countryside setting.

The property enjoys a substantial gravelled car park with ample customer parking and benefits from delightful open views across the surrounding countryside from the beer garden that sits at the rear of the property.

Internally, the premises provides a range of welcoming bar and dining areas with character features, creating a warm and inviting atmosphere for customers. A well-equipped commercial kitchen offers the facilities required for food service, while ancillary areas and customer washroom facilities are also provided. There is also a fully pressurised beer lines system.

The property also provides first floor living accommodation consisting of a bathroom, sitting room and two bedrooms offering the opportunity of on-site living or an additional revenue stream.



- Detached village public house in an attractive rural location
- Extensive customer parking area
- Open countryside views and outdoor garden and seating area
- Character bar and dining spaces
- Commercial catering kitchen and ancillary facilities
- Customer washrooms
- Established trading position close to Oswestry





SERVICES

Mains electricity, Gas, Water, Drainage

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX

The current rateable value for the property is £7,500.

TENURE

Freehold.

DIRECTIONS

On entering the village from Oswestry, the property will be the first on the right hand side.

What3Words: pastels.signal.broadcast

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Flood Risk (Per NRW)

Flooding from Rivers – Very Low

Flooding from Sea – Very Low

Flooding from Surface Water and small watercourses – Very Low

Coastal Erosion – Very Low

Broadband and Mobile Signal

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>





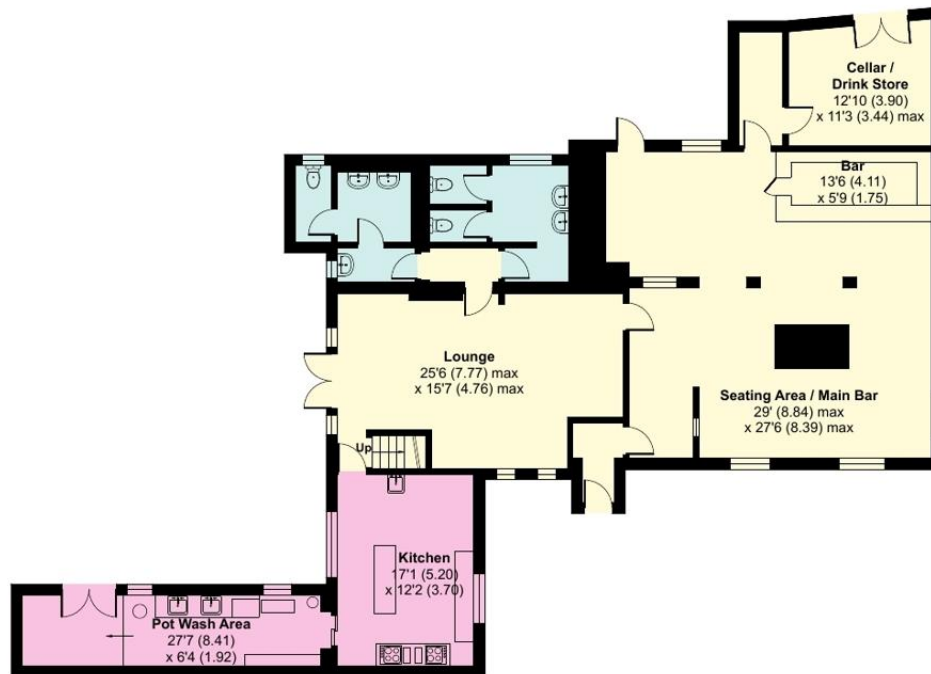


FLOORPLAN

The Royal Oak Treflach, Oswestry, Shropshire, SY10 9HE

Approximate Area = 2917 sq ft / 271 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Morris Marshall & Poole. REF: 1453866

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