

Freehold or Leasehold Opportunity

£900,000



# THE CROWN INN, BANNINGHAM

A charming 17th-Century country inn at the heart of Banningham, combining character, strong trade, and community appeal, offered freehold at £900,000 or leasehold at £70,000 pa plus £100,000 premium.

Banningham, Norfolk.

☎ 01502 532 028

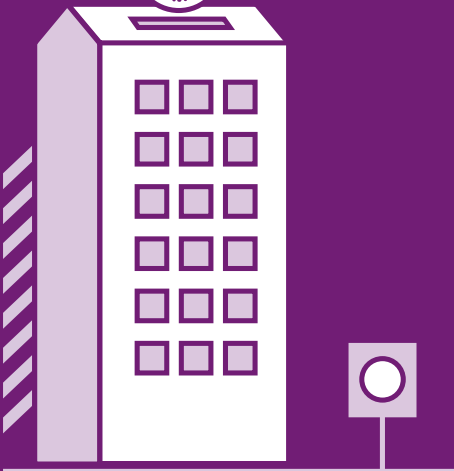
✉ jack@paulhubbardonline.com

**PAUL  
HUBBARD**  
COMMERCIAL





# PROPERTY SUMMARY



- 1.** Thriving 17th-Century inn with 210 covers (150 internal, 60 external) on a 1.2 acre site
- 2.** Strong trading history with 2024 turnover exceeding £1.2m
- 3.** Includes 3-bed owner's accommodation (scope for 5 beds, STP) and 6,318 sq ft floorspace
- 4.** Large car park (60+ vehicles), beer garden, children's play area, events space and additional plot of land on long lease
- 5.** Available freehold at £900,000 or leasehold at £70,000 pa with £100,000 premium

# DESCRIPTION



Paul Hubbard Commercial are delighted to present this well-established, traditional country pub and restaurant, situated in the heart of the Norfolk countryside.

## THE PROPERTY:

The Crown Inn is a beautiful 17th-Century inn, full of character and original features, situated opposite the historic 14th-Century St Botolph's Church and village green in Banningham.

The premises occupy a site of approximately 1.2 acres, with additional land available on a long lease, ideal for hosting large functions or special events. The internal accommodation extends to around 6,318 sq ft (587 sq m), providing generous trading and residential space.

Internally the Inn provides seating for about 150 covers, whilst outside there is capacity for a further 60, including a spacious beer garden complete with a children's play area. Ample parking is provided with space for 60+ vehicles. The property also includes a three-bedroom owner's accommodation, which subject to planning consent could be extended to five bedrooms. Heating is by oil; mains water, sewerage and electricity are all in place.

Built with traditional beams and period detail, the Inn retains much of its historic fabric while operating with modern fixtures where required. Log fires and wood burners add warmth and atmosphere in the colder months; in the summer sheltered patios and the garden provide attractive al fresco dining settings. Disabled access, disability toilets, WiFi, covered seating, and well-equipped kitchen and bar facilities enhance its trading capability.

The property has a current rateable value of £59,000 (from 1 April 2023) and an EPC rating of C.





# THE CROWN INN, BANNINGHAM



## THE BUSINESS:

The Crown Inn is a well-established business with strong trading history. In 2024 turnover exceeded £1.2 million, demonstrating both food and drink trade viable in this rural village location. The accounts are available up to 2023; as of now the property is leased. The current team comprises some 17 staff (full and part-time), all of whom would remain under new ownership, thus offering continuity of service and operations.

With 210 covers (internal & external), and the option to augment owner's accommodation from 3 bedrooms to 5 (subject to planning), there is scope both for growth and diversification – in weddings, functions, events, or enhanced accommodation. The additional land on long lease (at approximately £12,000 per annum) provides further opportunity to expand large-scale events or marquee use. The staffing structure is experienced enough that a hands-off owner could delegate much of the day to day, or alternatively an owner could embed more personally in operations.

Trading seven days a week, serving full à la carte, bar snacks, Sunday roasts, locally sourced produce, real ales, wines etc., The Crown has built an excellent reputation in the local area. It is listed by CAMRA, included in Good Beer/Good Pub guides, and is very much part of the community, hosting live music, quiz nights, and seasonal or special events.

Additional opportunities for growth include expansion and development of lettings rooms, both using the existing structure of the building, as well as the land surrounding it. This could include glamping pods, lodges or self contained flats or apartments.

The freehold is available for purchase at £900,000. Alternatively, a lease opportunity is on offer with an annual rent of £70,000, together with a premium of £100,000. This flexibility allows potential purchasers or lessees to choose the structure that best suits their investment or operating model.











Freehold or Leasehold

The Crown Inn, Colby Road, Banningham, Norfolk, NR11 7DY





























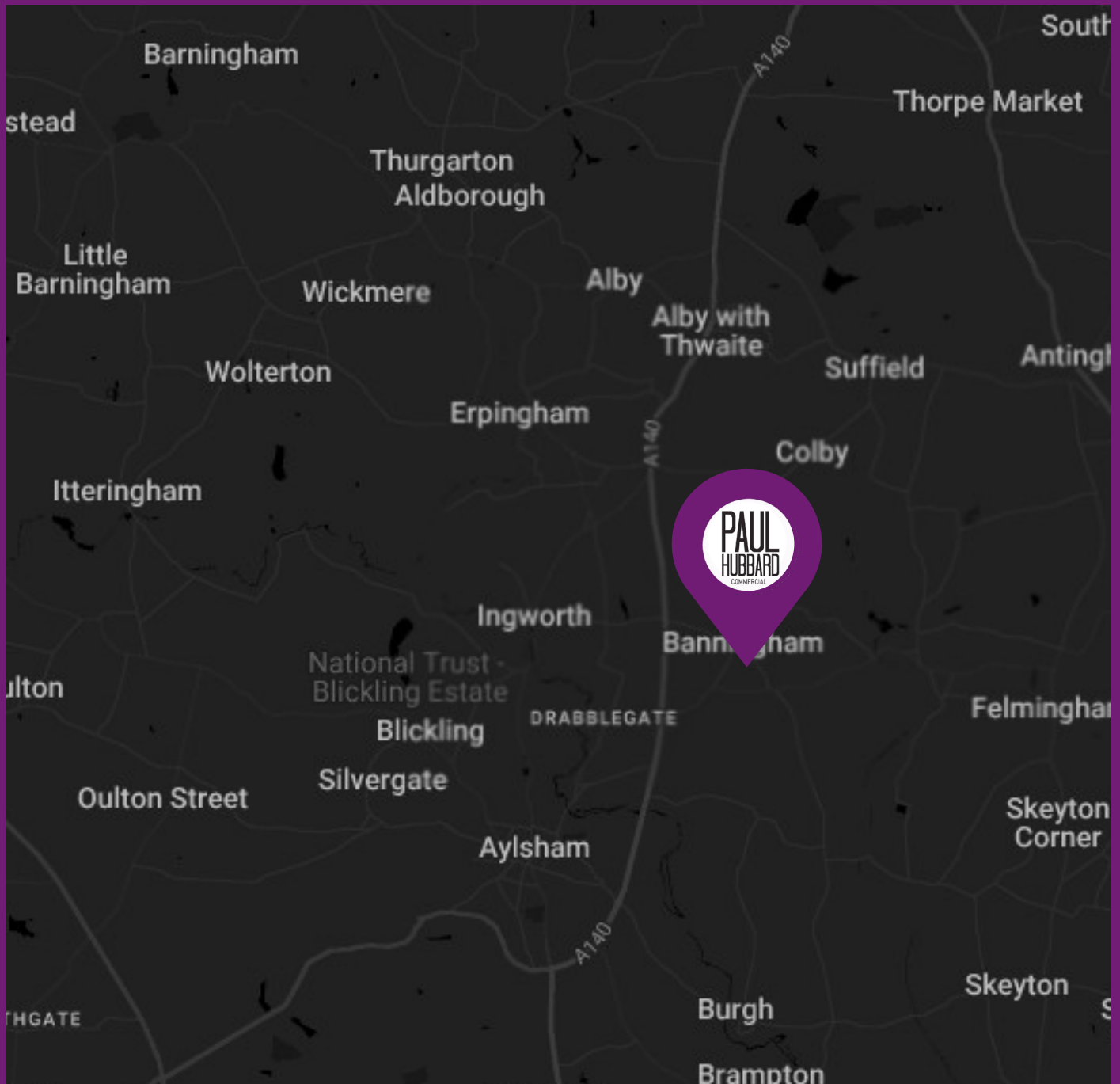


# LOCATION



**The Crown Inn  
Colby Road  
Banningham  
Norfolk  
NR11 7DY**

Banningham is a picturesque North Norfolk village situated just a short drive from Aylsham and the North Walsham growth corridor, with excellent access to the A140 linking Norwich to Cromer. The surrounding area benefits from a strong year-round population base, bolstered by significant seasonal tourism drawn to the Norfolk Broads, North Norfolk coastline, and nearby National Trust attractions such as Blickling Hall. This combination creates a consistent demand for hospitality, leisure and retail services, offering excellent commercial opportunities for businesses seeking to capitalise on both local custom and the thriving visitor economy.





We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

---

## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

[jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

**PAUL  
HUBBARD**  
COMMERCIAL