



THE COURT HOUSE

Harwich Road, Great Bromley, Colchester, CO7 7JG

FREEHOLD: £950,000 | REF: 1456987

KEY HIGHLIGHTS

- Bar, restaurant c.70 covers
- Parking for 25 cars
- Five ensuite letting rooms in separate block
- Four bedroom owners house with parking
- Staff accommodation above pub
- Trade Terrace. Energy Rating: C



LOCATION

The Court House is located in the village of Great Bromley, Essex, approximately 7 miles (11 km) east of Colchester. The property occupies a prominent position within the village and serves a rural catchment while remaining well connected. Great Bromley lies close to the A133, which provides direct access west to Colchester and east towards Clacton-on-Sea, and is also conveniently positioned near the A120, offering onward connections to Harwich and the A12. The nearest railway stations are Alresford (Essex), Hythe (Essex), Colchester North and Colchester Town. Colchester North station provides mainline services to London Liverpool Street, with average journey times of approximately 50–55 minutes.

DESCRIPTION

The Court House is a historic village property dating from the 17th Century, originally used as the local court house and forming an important civic building within the village. It is a two-storey structure of traditional construction with a pitched tiled roof, and retains a range of period features that reflect its early origins and longstanding prominence within the village streetscape. The building was converted to an inn in the early 19th Century and has since operated as The Court House public house and hospitality venue. It has been sensitively adapted and extended over time to provide a mix of bar areas, restaurant or dining space, function accommodation and guest rooms, while maintaining its historic character and position as a well-known local landmark in Great Bromley.

INTERNAL DETAILS

Internally, the property is arranged to provide three distinct dining areas, served by a central bar servery, together with customer toilets and a commercially fitted kitchen suitable for a busy, food-led operation. A basement cellar with two separate areas provides useful ancillary space, ideal for storage and cellaring.

Stairs from the trading areas lead to the first floor, where there are two one-bedroom flats currently used for staff accommodation, with additional storage on the landing. The internal decoration has been thoughtfully modernised in keeping with the building's historic character, and the layout lends itself well to high-volume trade, with well-defined dining sections that may also be hired for private functions. The pub can be accessed via the main entrance at the front and also from a secondary entrance off the rear car park, offering operational flexibility.

FIXTURES & FITTINGS

To be included in the sale, a full inventory will be made available.

LETTING ACCOMMODATION

The letting accommodation at The Court House is provided by five letting rooms, all located within a self-contained, brick-built building positioned on the ground floor opposite the car park, offering ease of access and privacy for guests. Each room is identical in layout, arranged as a double ensuite bedroom, and benefits from its own private front door, making them well suited to both leisure and business stays. The rooms are let at commercially competitive nightly rates, with breakfast served in the main pub building.

EXTERNAL DETAILS

Externally, the property benefits from bench seating to the front elevation, providing informal outdoor space facing the main entrance. To the rear is a trading patio/terrace offering seating for 30+ covers, ideal for seasonal and al fresco service. The property is further supported by a customer car park providing approximately 25 spaces, together with the added benefit of an overflow car park positioned to the rear of the owner's accommodation, ensuring ample parking provision for both regular trade and busier peak periods.

OWNER'S ACCOMMODATION

The owner's accommodation is provided by a separate residential building positioned to the rear of the property, comprising a four-bedroom house with its own car parking area, which is also utilised as overflow parking for the pub. The accommodation is held under a separate title from the licensed premises. The attached four-bedroom house, known as The White House, Parsons Hill, Great Bromley, Colchester CO7 7JF, was constructed in the 1980s and offers a clear distinction between the trading business and the residential element.

TENURE

Freehold.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £74,000.

REGULATORY

Premises License.





THE OPPORTUNITY

The Court House represents a highly successful, high-turnover business, firmly established as a destination food-led pub with rooms. The current operators have been in situ since April 2022, having taken the property from a closed business and transformed it into the thriving operation it is today, investing significantly in extensive renovations, developing the offer, and building a strong, fully staffed team. The sale arises purely from the owners' desire to focus their attention on other business interests, rather than any operational issues.

This is a compelling opportunity that will particularly suit an experienced owner-operator or a small hospitality group with proven knowledge of premium pubs with letting rooms, seeking a well-invested business with an established reputation and continued growth potential.

STAFF

All existing staff are expected to transfer under TUPE, providing continuity of trade and an experienced, fully trained team in place for an incoming operator from day one.

TRADING INFORMATION

The trading figures show consistent year-on-year growth, with net sales increasing from £1.05m in the first full year to 30.06.23, to £1.25m in the year to 30.06.24, representing growth of approximately 19%, and rising further to £1.27m in the year to 30.06.25. The business has maintained a stable food-led sales mix, with food accounting for around 72% of turnover in each year, drinks contributing approximately 22–24%, and rooms income increasing steadily, both in value and proportion of turnover, from 3.7% to 5.3% over the period.

*The business opened on 25 April 2022, with the first full trading year running from 1 July 2022 to 30 June 2023.

Financial Year End	Net Sales (£)	Food (£ / %)	Drinks (£ / %)	Rooms (£ / %)
30.06.23*	1,047,967.59	759,541.57 (72.5%)	250,084.41 (23.9%)	38,341.61 (3.7%)
30.06.24	1,247,611.65	898,455.53 (72.0%)	283,471.96 (22.7%)	65,684.16 (5.3%)
30.06.25	1,269,514.78	918,200.81 (72.3%)	283,680.65 (22.3%)	67,633.32 (5.3%)



TRADING HOURS

Wednesday to Thursday: 12:00 noon – 10:30 pm

Friday and Saturday: 12:00 noon – 11:30 pm

Sunday: 12:00 noon – 10:00 pm

These hours reflect the pub's established all-day food-led trading pattern, encompassing lunch and evening service throughout the week. Currently closed Monday & Tuesday.



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Approximate Area = 3993 sq ft / 370.9 sq m

Outbuildings = 2777 sq ft / 257.9 sq m

Total = 6770 sq ft / 628.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1451521



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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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