

THE SARACENS HEAD

Sudbury Road, Suffolk, CO10 0QJ

FREEHOLD: OIRO £700,000 PLUS VAT | REF: 1456981

KEY HIGHLIGHTS

- Freehold detached pub
- Roadside location
- Established food-led business
- Located overlooking Newton Green golf course
- Five bed private accommodation
- Energy Rating D



DESCRIPTION

The Saracens Head, a former 14th Century Coaching Inn featuring traditional beamed interiors, characterful internal layout with a classic traditional décor. The property offers a range of dining areas including three in the bar area, with terracotta tiled floors, open beams, original wooden floors, red brick fireplaces, one gas fire. Plus, a separate restaurant area with beamed ceilings, large inglenook fireplace (not in use), and a separate small private dining area, known as the 'Dingley Dell'.

Externally, to the side of the property the pub benefits from a patio area with seating and an awning, also a well-established beer garden overlooking a very large pond and Newton Green golf course. In addition, the building sits within a plot that provides generous on-site parking enhancing accessibility and supporting customer convenience.

LOCATION

The Saracens Head is located on the A134, a popular A road with easy access to the market town of Sudbury, the city of Colchester and A1071 to Ipswich, making its location ideal for consistent passing trade as well as local use. The surrounding area consists of established residential communities and open countryside with the pub at the heart of the village making it ideally located for golfing, long walks or touring the local beauty spots such as Historic Lavenham, Long Melford and the market town of Sudbury.

GROUND FLOOR

Entrance hall leads straight into one of three bar/dining areas, the following section featuring wooden bar and a gas fire with red brick chimney breast. Going right out of the bar takes you into a third bar/dining area which also leads to customer toilets and baby changing facilities. Behind the bar itself is spacious for staff with a glass wash area, door to top cellar with shelving and steps down to the barrel cellar.

From the bar is a rear hallway, (which includes a sliding door to stairway leading up to private accommodation) this heads into the main restaurant area. Boasting original beamed walls and ceilings and an inglenook fireplace with large feature log burner (not in use). Double doors lead into the commercial kitchen, fully fitted with stainless steel appliances, sinks and worktops. A rear door leads to a dry store, housing a walk-in fridge. Another door leads out into the rear courtyard allowing access to a separate dry store, also housing a walk-in freezer. Court yard has double wooden gates that open onto the car park giving access to two garages and allowing delivery access.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are owned outright and will be confirmed once a sale is agreed.

EXTERNAL DETAILS

To the side of the property a beer garden laid to lawn overlooks a very large pond and the village golf course. In front of this area plenty of parking spaces one of which is held on a lease from the local village trust. Further parking is also available on the opposite side of the pub which belongs to the current owner.

In addition to these areas, at the rear of the property the outside space consists of a courtyard area and two large garden areas, plus extra private parking at rear for 1-2 vehicles.

OWNER'S ACCOMMODATION

Spacious five-bedroom accommodation located on the first floor comprising of sitting room with feature fireplace (not in use) and dual aspect windows, four double bedrooms, one benefiting from own toilet and separate shower, another offering ensuite with shower over bath and toilet, office space/5th double bedroom, plus single bedroom/storeroom with wash basin. Family bathroom with large airing cupboard and separate toilet.

THE OPPORTUNITY

A well-established family business, occupied by the current owner since 2015. The Saracens Head operates as a traditional country pub with a clear focus on home-cooked British dishes, including Sunday roasts, homemade pies, homemade desserts and other classic pub staples, served throughout the various dining and bar areas in a relaxed and informal setting. The drinks offerings centre around well-kept cask ales, draught beer, wines, a selection of non-alcoholic beers and ciders plus various soft drinks.

Customer feedback consistently highlights friendly service, good value and reliable meal quality, reflecting a steady, loyal return trade. With the current owner seeking to retire, the business now offers scope for new operators to bring fresh energy, potentially refresh the offer, and extend opening hours to increase trade and unlock further commercial potential.

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

TRADING INFORMATION

2025 Turnover £367,281. Full accounting info available after a formal viewing has taken place.







TRADING HOURS

Monday Closed, Tuesday Closed, Wednesday 12–10pm, Thursday 12–10pm, Friday 12–10pm, Saturday 12–10pm & Sunday 12–5pm.

TENURE

Freehold to be sold as a trading going concern.

BUSINESS RATES

The current rateable value effective from 1 April 2023 is £28,000, reducing to £19,500 from 1st April 2026.

REGULATORY

The property has a valid premises licence.

















Sudbury Road, Newton, Sudbury, CO10

Approximate Area = 4616 sq ft / 428.8 sq m
Garage = 294 sq ft / 27.3 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 5050 sq ft / 469.1 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: 1397705

DEBT & INSURANCE ADVISORY

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CONDITIONS OF SALE

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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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