

THE PLOUGH INN

Old Norwich Road, Marsham, Norfolk, NR10 5PS

FREEHOLD: £1,175,000 | REF: 1456994

KEY HIGHLIGHTS

- Freehold Pub with 11 letting bedrooms
- Bar & Restaurant 95 covers
- Full refurbished throughout inc rooms
- T/O YE 03.2026 - £1.12m. NP: £117,000
- External trade area. Car parking for 35 cars
- Energy Rating: C



DESCRIPTION

The Plough Inn is an attractive and substantial detached public house occupying a prominent roadside position with excellent visibility and extensive frontage. Presented in a traditional Norfolk style, the property features rendered elevations beneath a pitched clay tiled roof, combining period character with a well-maintained and welcoming appearance. Set over ground and first floor the building offers spacious accommodation. A sizeable car park with overflow opposite the pub leased by a local land owner and an external trade area with picnic benches.

LOCATION

Prominently positioned on the A140 between Norwich and Cromer, The Plough occupies a highly accessible location in the popular Norfolk village of Marsham, providing excellent connectivity across North Norfolk and the wider county. The historic market town of Aylsham lies approximately one mile to the north, whilst the City of Norwich is around 10 miles to the south. The renowned North Norfolk coastline, including Cromer and Sheringham, is within easy reach at approximately 13 and 18 miles. The property also benefits from convenient access to the Norfolk Broads, with Wroxham situated approximately 11 miles away and Norwich International Airport seven miles.

The surrounding area offers a number of visitor attractions, including Blickling Hall, one of Norfolk's finest National Trust estates, just a short drive away, together with the Bure Valley Railway, the Norfolk Broads National Park and the award-winning beaches of the North Norfolk coast.

INTERNAL DETAILS

The principal customer entrance is located to the side of the property, leading through a welcoming entrance porch into an open plan bar and seating area. A small step rises to the principal restaurant space, which is centred around an attractive traditional bar servery creating a natural focal point for both dining and drinking customers.

Customer WC facilities are situated to the rear and right-hand side of the bar area, whilst direct access is provided from the bar to the catering facilities.

The property benefits from a fully fitted commercial kitchen with separate wash-up area. Beyond the kitchen, the current owners have enhanced the operational facilities through the installation of walk-in refrigerated storage comprising both cold room and freezer units, together with additional dry storage areas and office.

The uplands cellar is centrally positioned behind the bar.

FIXTURES & FITTINGS

All fixtures and fittings are to be included in the sale. A full inventory will be made available once a sale is agreed.

STAFF

The current staff structure is expected to transfer to a new owner under TUPE regulations.

TRADING INFORMATION

Accounts run from April-March.

Year	Turnover	Food	Wet	Accommodation	Net Profit
2024	£1.102m	85.0%	8.5%	5.7%	£127,000
2025	£1.181m	55.3%	18.1%	26.7%	£175,000
2026	£1.124m	51.0%	19.0%	29.8%	£117,000

TRADING HOURS

Public House
Monday & Tuesday: 3:00pm - 10:00pm
Wednesday & Thursday: 12:00pm - 10:00pm
Friday & Saturday: 12:00pm - 11:00pm
Sunday: 12:00pm - 10:00pm

Food Service
Monday & Tuesday: 5:00pm - 8:30pm (Dinner)
Wednesday to Saturday: 12:00pm - 2:30pm (Lunch) and 5:00pm - 8:30pm (Dinner)
Sunday: 12:00pm - 7:30pm









BUSINESS RATES

Current rateable value (1 April 2026 to present) £74,500.

LETTING ACCOMMODATION

The letting accommodation is accessed internally via a staircase situated to the left-hand side of the building, adjacent to an alternative customer entrance from the patio area.

The first floor comprises 11 well-presented letting bedrooms, offering a range of guest options including Double, King, Twin and Family Suite accommodation. The current owners have refurbished all bedrooms to a high standard, with each room benefiting from its own contemporary en-suite bathroom with shower and Wi-Fi connectivity throughout.

Ancillary accommodation includes a dedicated laundry room, created from a former bedroom, together with a secondary fire escape staircase positioned between bedrooms 6 and 11.

EXTERNAL DETAILS

To the left-hand side of the property is an attractive enclosed patio area providing outside seating for approximately 40 covers, offering a popular space for dining and drinking.

The Plough Inn benefits from extensive customer parking to the front and right-hand side of the property. In addition, the current owners have an agreement in place with a local landowner for the use of supplementary parking located opposite the property, providing space for a further 20 vehicles subject to a separate fee.

The property occupies a site extending to approximately 0.39 acres.

DEVELOPMENT POTENTIAL

The current owner has commenced preliminary work towards a proposed extension of the existing restaurant area, with plans to create a dedicated function room, together with additional letting accommodation. Whilst a formal planning application has not yet been submitted, the owner would be pleased to discuss the concept and proposed scheme with prospective purchasers.

THE OPPORTUNITY

The Plough Inn has been under the current ownership since January 2019, during which time the owners have undertaken a comprehensive programme of refurbishment and investment, significantly enhancing both the property and the business. As a result, The Plough now enjoys strong year-round trade and has established itself as a highly regarded destination for both dining and accommodation.

The business operates a quality gastro-pub style food offering, with an emphasis on freshly prepared dishes made using quality ingredients. The food operation is particularly strong, with Sunday service regularly accommodating in the region of 400 customers.

The letting accommodation provides an important additional revenue stream, with the bedrooms benefiting from strong occupancy levels throughout the year. Rooms are marketed via the business's own website, www.ploughinnmarsham.co.uk, together with several leading online booking platforms, generating a consistent flow of leisure and business guests.

Having successfully developed the business over the past seven years, the owners are now seeking to pursue opportunities outside the hospitality sector and spend more time with their young family.

The Plough Inn presents an excellent opportunity for an experienced owner-operator, regional multiple operator or small hospitality group to acquire a substantial, well-invested and highly profitable business with multiple income streams in a sought-after Norfolk location. Further opportunities exist to build upon the strong existing trade and capitalise on the property's established reputation within the local market.

TENURE

Freehold.

REGULATORY

Premises Licence.













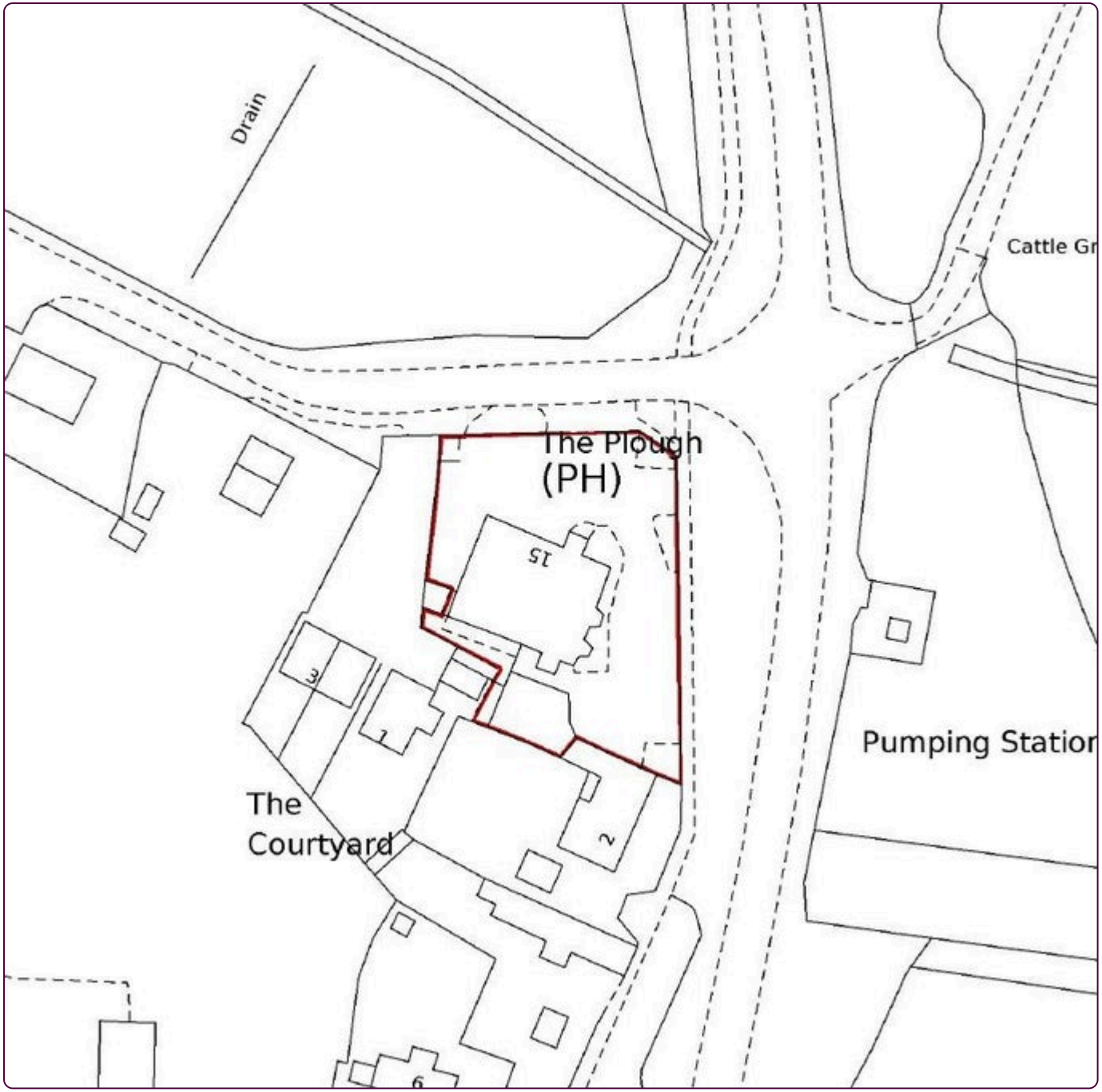
Drain
Cattle Gr
The Plough
(PH)
15
3
1
2
Pumping Station
The
Courtyard
6





Plough Inn, Old Norwich Road, Marsham, Norwich, NR10

Approximate Area = 6755 sq ft / 627.5 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: 1512343

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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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