



Old Ram Inn

Freehold

Freehold Offers Invited. VAT is applicable on sale price

Old Ram Inn, Ipswich Road, Tivetshall St Mary, Norwich, Norfolk, NR15 2DE

AT A GLANCE

- 17th Century Grade II Listed Coaching Inn
- Split Bar & Dining Areas (c100 covers)
- Substantial Trade Kitchen
- Dedicated Parking for 60+ Cars
- Available with Vacant Possession
- Fronting Main A140, Ipswich - Norwich Road
- 11 en-suite Letting Bedrooms
- Site Area - 3.5 Acres Approx.
- Total Floor Area of 6,798 ft² (632 m²)
- Trade Fixtures & Fittings Included

Viewing And Further Information

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PROPERTY

Main entrance from car park into lobby with reception desk. Reception area with side room for office. One bedroom with en-suite located behind reception, previously used by staff. Door leading into trade kitchen. Extensive main bar area with separate side entrance from car park into another lobby with ladies and gents WC's. Bar servery with wide serving aisle. Lounge space with large open inglenook fireplace. Tiled and flag stone floors, exposed wooden beams adding abundance of character to the trade spaces. Extensive seating across 4 interconnecting areas, including internal stairs from the dining area to a cosy 1st floor mezzanine snug lounge. All areas can seat in excess of 100 covers. All tables and chairs and bar equipment are still in situ. Trade kitchen accessed from behind the servery. One of the largest trade kitchens we have seen! Plenty of storage and prep areas with all equipment still in situ. Ground floor cellar.

1st Floor - internal staircase from lobby/reception area. 11 letting Rooms, all doubles and with en-suite. Including 2 large family Heritage rooms, with sitting room, bedroom, twin beds and bathroom – [link](#)

External areas - enclosed patio garden to the rear (50). Large car park to side of the pub for c20 cars. Overflow car park with grassed area (c0.9 acres) the other side of Ram Lane for an additional 20 cars. Large unused field (c1.8 acres) just off overflow car park, which could be used for large external events, such as weddings, beer festivals, family days etc.

PLANNING

The property is Grade II listed but is not located within a Conservation Area.

Those seeking alternative use are requested to make their own enquiries with the local authority - [South Norfolk District Council](#)

MEASUREMENTS

Site Area - 3.579 acres

Total Floor Area - 6,798 ft² (632 m²)

*All measurements are approximate and taken from digital mapping systems

FIXTURES & FITTINGS

All remaining fixtures and fittings are included in the sale.



THE BUSINESS

The business is no longer trading and we have no access to any previous accounting information. No trade is warranted or sold

RATES & CHARGES

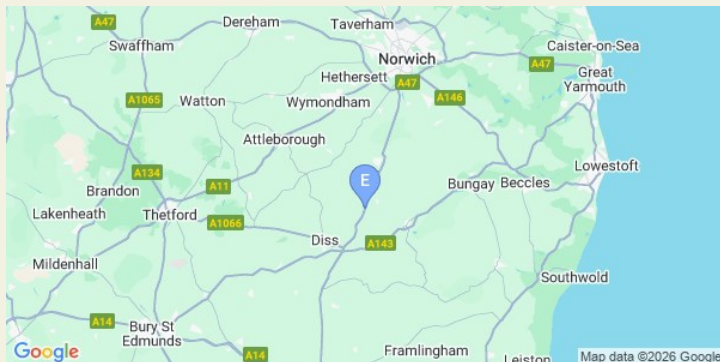
Rateable Value - £40,500 (as of 1st April 2026)

TENURE

Freehold with benefit of vacant possession looking for unconditional offers, on an 'Offers Invited' basis, which will attract VAT. The property is being 'sold as seen'. Offers that are 'subject to planning' will not be considered and therefore ask those seeking change of use to carry out their own due diligence in the first instance before presenting an offer.

Viewings arranged through sole agents - Everard Cole.





LOCATION

The Old Ram is located in the rural Norfolk village of Tivetshall St Mary. Surrounded by beautiful countryside on the main A140, this hotel, bar and restaurant has been an Inn since the 17th century. Norwich is 15 miles from The Ram, and Ipswich is 25 miles away. The nearest airport is Norwich International Airport, 18 miles from The Ram.



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