



The Brick Kilns

Norwich Road, Little Plumstead, Norwich, Norfolk, NR13 5JH

Tenure: Freehold

Price: £600,000

Ref: 96513

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Detached, food-led country pub and restaurant
- Close to Norwich and the Norfolk Broads
- Main bar (32), conservatory (34) and restaurant (92)
- Three well-presented letting bedrooms
- Large car park (64), trade patio and service yard
- Net turnover of £680,000 & EBITDA of £100,000+



Location

The Brick Kilns is situated in Little Plumstead, a peaceful, family-oriented village in Norfolk, located approximately 5 miles east of Norwich and 4 miles south of Wroxham. It is part of the Great and Little Plumstead civil parish which is known for its green spaces, strong community spirit and proximity to the Norfolk Broads.

Little Plumstead benefits from a variety of notable landmarks and amenities which include The Walled Garden, a recently restored Victorian kitchen garden that features heritage fruit trees, cuttings beds and a community-run shop, St. Gervase and St. Protase Church, one of Norfolk's 124 remaining round-tower churches, dating back to the 12th century, and Little Plumstead C of E Primary Academy. The nearby city of Norwich provides a plethora of larger shopping outlets, supermarkets and fuel stations.

The Property

The Brick Kilns occupies a two-storey, detached, brick building under a part pantile, part flat felt roof. The property benefits from being located on Norwich Road and is the only public house in the village.

Trade Areas

Entry from the car park into a SIDE HALL with DISABLED ACCESS TOILETS with baby changing facilities as well as both LADIES' and GENTLEMEN'S TOILETS. MAIN BAR with seating for 32, wooden flooring, a wooden main bar servery with service area behind and a feature brick fireplace housing a multifuel burner with integrated back boiler. The main bar also provides access to the ground floor cellar.

GARDEN ROOM/CONSERVATORY with seating for 34, concrete flooring and an open fireplace with feature flint surround.

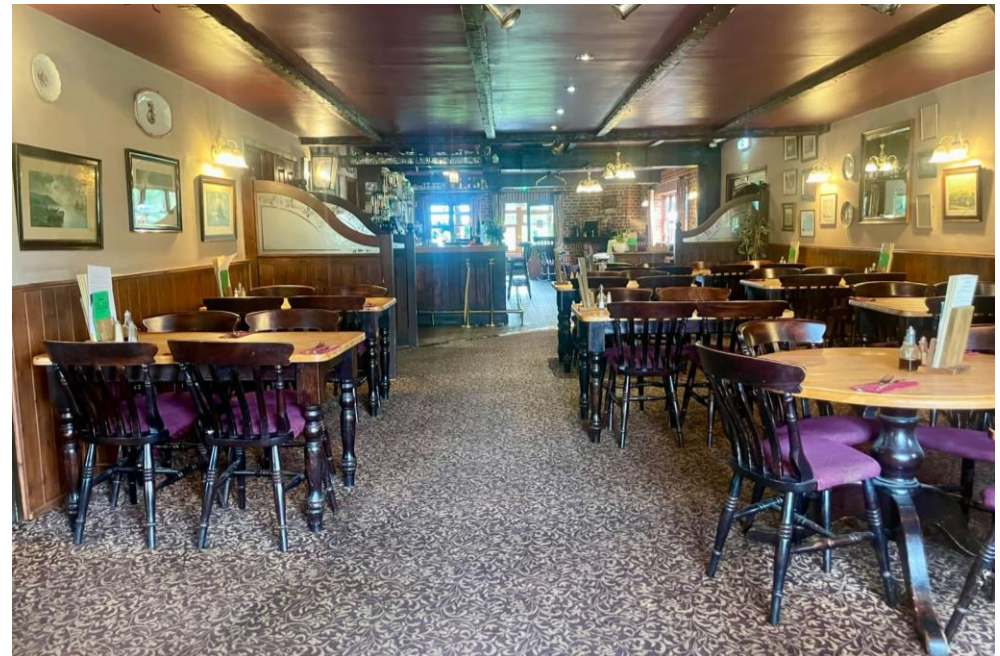
L-shape RESTAURANT with seating for 92, carpet flooring and two feature brick fireplaces with inset multifuel burners, both with integrated back boilers. A UNISEX TOILET and the inner hall are also accessible from the restaurant.

Fully-fitted COMMERCIAL KITCHEN with a POTWASH AREA that includes a separate WALK-IN COLD ROOM, a WALK-IN FRIDGE and a WALK-IN FREEZER. Entry from the kitchen to a STAFF OFFICE which leads on to a PRIVATE OFFICE and an INNER HALL with stairs to the first floor and an external door to the service yard. REAR HALL with access to a STAFF TOILET and the ground floor CELLAR. The cellar has a spirits store and an external barrel delivery door into the service yard.

Letting Accommodation

FIRST FLOOR

DOUBLE BEDROOM with BATHROOM EN SUITE. KING SIZE BEDROOM with BATHROOM EN SUITE. TWIN BEDROOM. SEPARATE SHOWER ROOM.





External

Floodlit side CAR PARK with space for 64 vehicles. Side TRADE PATIO with bench seating for 12. Gated and enclosed DRIVEWAY with space for 4 vehicles; this area is utilised for deliveries and leads through to a SERVICE YARD with wooden storage shed and log store.

The Business

Our clients have operated The Brick Kilns since December 1972 and are now offering the property to the freehold market in order to retire. The business is operated by our husband and wife clients alongside four full-time and seventeen part-time members of staff.

The Brick Kilns trades as a destination country pub with a trade split 75%/25% in favour of food. The kitchen offers an extensive menu and is renowned for its specials, its vegan/vegetarian options and its freshly made breakfasts.

The Business continued

The property benefits from three well presented letting rooms which are popular with both contractors and holidaymakers. The opportunity to convert these rooms into dedicated private accommodation is available should a new operator wish to do so.

The business is predominantly frequented by a mature audience which is made up of nearby residents, destination diners and members of a local bowling club. The premises has been known to hold a number of private functions which include wakes and wedding receptions.

Year end accounts for March 2025 show a net turnover of £681,132, resulting in a net profit of £34,109 and an EBITDA/adjusted net profit of £104,972 per annum. Further accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion.







Tenure & Price

FREEHOLD Asking Price £600,000 to include goodwill, fixtures and fittings.

Stock at valuation in addition. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

The property benefits from a 14 camera CCTV security system.

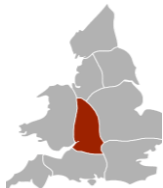
Rateable Value: £44,000 as of 1 April 2026.

Local Authority: Broadland District Council.

awaiting
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