

ABBEY BARN

# Abbey Barn



UNIQUE NORFOLK VENUES







# Key Information

**Ceremony Capacity:** Up to 110 guests

**Evening Reception Capacity:** Up to 150 guests

**Licensed for Marriage:** Yes indoor & outdoor

**Bar:** In-house

**Catering:** In-house chefs (UNV Kitchen)

**All-Weather Venue:** Yes

**Accommodation:** Sleeps 16

**Honeymoon Suite:** Included

**Preparation Room:** Included

**Pet-Friendly Ceremonies:** Yes

**Event Managers:** Yes

**Exclusive Use:** Yes

**Parking:** Yes

**Stay the Night Before:** Subject to availability



# Welcome

---

Set in the heart of the West Norfolk countryside, Abbey Barn is a contemporary oak-framed venue, surrounded by wildflower meadows and far-reaching rural views. It's a place that feels calm, elegant, and completely your own.

Each precious moment of your day will flow seamlessly - from your ceremony in the South Barn or Courtyard Pavilion, to drinks with your guests, a stylish wedding breakfast in the North Barn, and an evening of dancing back in the South Barn.

Abbey Barn gives you the space to do it your way, with every detail taken care of — so you can simply enjoy every moment.





Step into history

## Our History

---

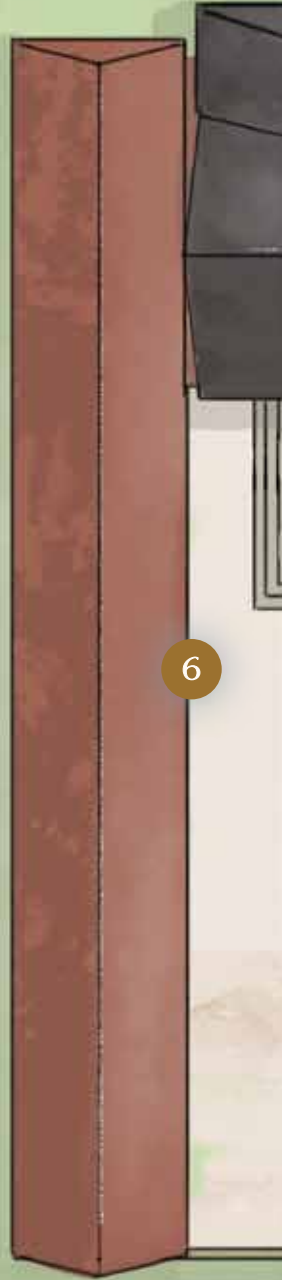
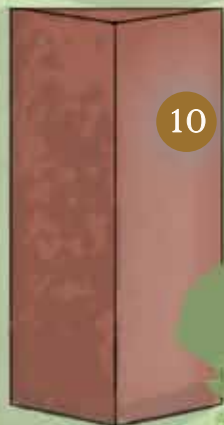
Abbey Barn dates back to the 18th century and sits at the heart of a working estate shaped by generations of Norfolk farming. Once part of a traditional courtyard farm, the barn has been thoughtfully restored to honour its history while creating a stylish, modern space for celebration.

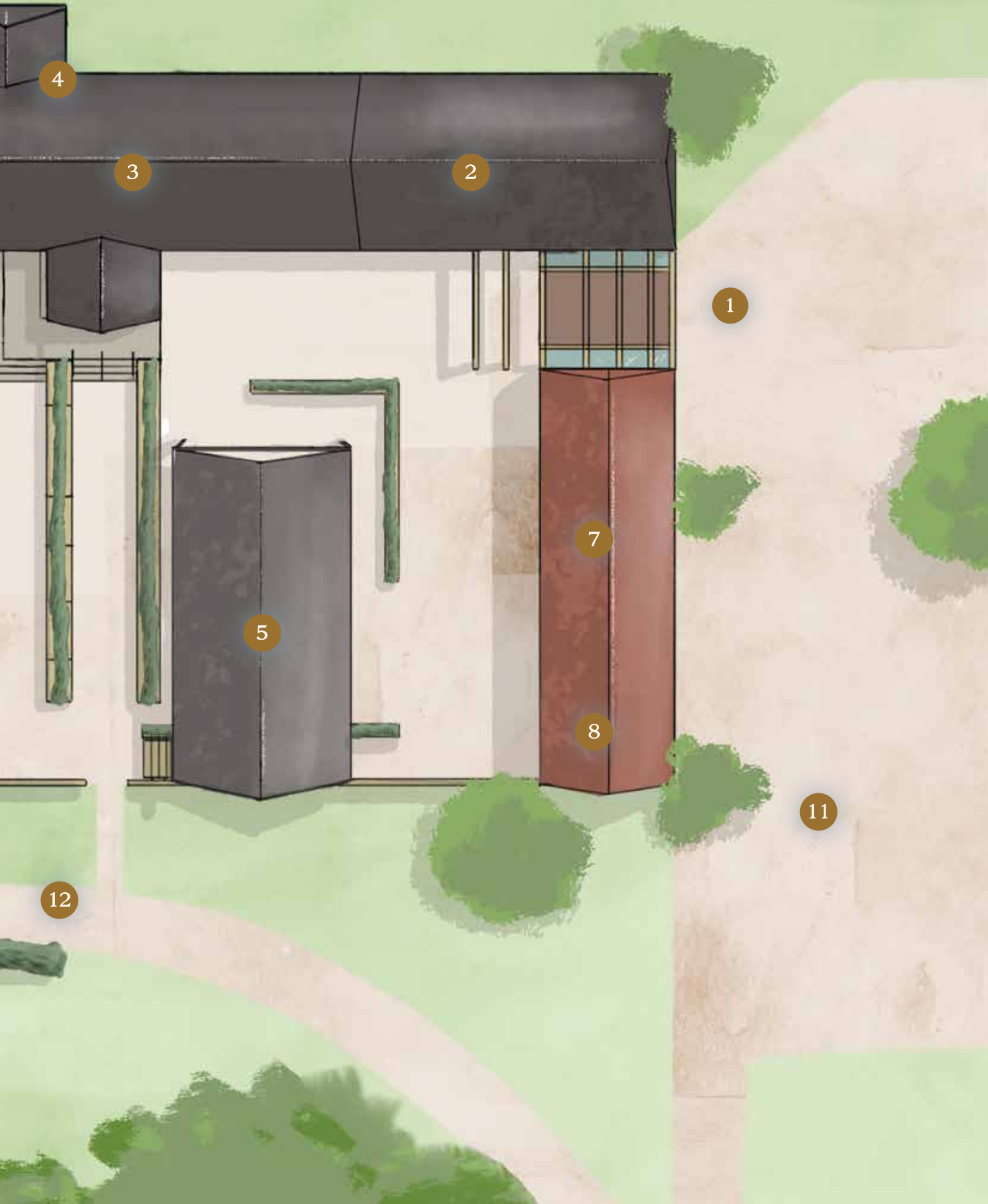
Set near the medieval village of Barton Bendish, the wider landscape holds layers of history, with nearby farmland supporting communities since the Neolithic era.

This vision for revival has been led by the estate's owner, whose passion for heritage and environmental renewal is at the heart of the transformation. Under his guidance, large areas of the estate are being rewilded with native hedgerows, wildflower meadows and regenerative farming practices working to restore biodiversity and enrich the land.

The result is a venue with real depth and purpose. A place where architectural legacy meets contemporary design, and where your wedding becomes part of an evolving story rooted in nature.

- 1 MAIN ENTRANCE
- 2 CEREMONY ROOM/EVENING RECEPTION
- 3 WEDDING BREAKFAST
- 4 BAR
- 5 OUTSIDE CEREMONY
- 6 OUTSIDE KITCHEN
- 7 TOILETS
- 8 UNV OFFICE
- 9 FARMHOUSE
- 10 PREP
- 11 GUEST CAR PARK
- 12 SUPPLIER DROP OFF





4

3

2

1

7

5

8

11

12

# Envisage Your Wedding Day

---

Your wedding at Abbey Barn begins in the calm of the Preparation Room. The perfect place to get ready and take in the excitement ahead.

Say your vows in the South Barn, with its soft natural tones and exposed beams, or outdoors beneath the covered Courtyard Pavilion, surrounded by wildflowers and open skies.

After your ceremony, enjoy drinks and canapés in the

courtyard garden, a relaxed, social space that brings everyone together.

Then head into the North Barn for your wedding breakfast, where oak beams and natural light set the scene for your first meal as a married couple.

As the sun goes down, return to the South Barn - now transformed for music, dancing, and an unforgettable evening.



# Timeline

2 PM

It's time for your ceremony in your choice of location.



3 PM

Any guests staying in the accommodation can now check in.



6:30 PM

Time for the all-important speeches.



9 PM

Party the night away with your guests and enjoy a choice of evening food.



10 AM

You and your wedding party begin getting ready in the Preparation Room.



2:30 PM

Now married, your reception begins with drinks and canapés on the patio.



4:30 PM

Your wedding breakfast is served – we recommend allowing two hours for this part of the day.



7:30 PM

Your moment as a newlywed couple to cut the cake and have your first dance.



Midnight

Your music comes to an end – time to retreat to your Honeymoon Suite.

# The Preparation Room

---

Start the day in style. Located just next to The Farmhouse, the Preparation Room is a quiet, light-filled space designed for those first important hours of the day.

With space for your wedding party, plenty of mirrors, and a calm, comfortable atmosphere, it's the ideal place to get ready, share the moment, and take everything in before the celebrations begin.

Just a short walk from the ceremony spaces, it gives you the perfect balance of privacy and proximity, so when the time comes, all you have to do is take a deep breath and make your entrance.



# Your Ceremony

Abbey Barn offers two beautiful options for your ceremony, each with its own unique atmosphere.



## THE SOUTH BARN

Elegant, light-filled and full of character, the South Barn is a warm and versatile space for an indoor ceremony. With exposed beams and soft natural tones, it comfortably seats up to 110 guests and provides a timeless backdrop you can make your own.



## THE COURTYARD PAVILION

For an outdoor ceremony with a contemporary edge, the Courtyard Pavilion is a striking steel-framed structure, open on all sides and set at the heart of the courtyard. With views across the gardens and space for you to style it your way with flowers, lighting or foliage, it creates a clean, modern setting for your vows, whatever the season.

# Your First Celebration

---

After your ceremony, step into the courtyard to celebrate with your guests. Framed by the surrounding barns and soft landscaping, this open space is the heart of the venue - perfect for relaxed mingling, canapés, and that all-important first toast.

It's also the ideal setting for your confetti shot, with beautiful light and a clear aisle to walk through as your guests cheer you on.

As your guests enjoy a drink and catch up with each other, you'll

have the perfect opportunity to slip away together. Wandering into the gardens and wildflower-fringed fields for a few quiet moments (and a few great photographs) before the next chapter of the day begins.

The courtyard naturally connects each part of your celebration, flowing easily from ceremony to drinks, dining to dancing - so the whole day feels relaxed, sociable, and effortlessly yours.



*Celebration time*





## Your Wedding Breakfast

---

After drinks and photographs, your guests will be invited into the North Barn for your wedding breakfast. This bright and spacious room, with its exposed brickwork, chalk walls, and vaulted ceilings, creates a warm and elegant setting for your first meal together as a married couple.

The space can be styled to suit your vision, whether you prefer traditional round tables, long banqueting layouts, or a mix of both. For couples looking to personalise their tables, upgraded options are available, from coloured

linens and charger plates to elegant glassware and tableware through our trusted supplier list.

Before you and your guests arrive, our dedicated team will ensure the room is set perfectly, from placing candles and centrepieces to checking every detail is just right. During the meal, our service team oversees each moment, ensuring guests are well looked after and the atmosphere is just as you imagined.

# Dining with UNV Kitchen

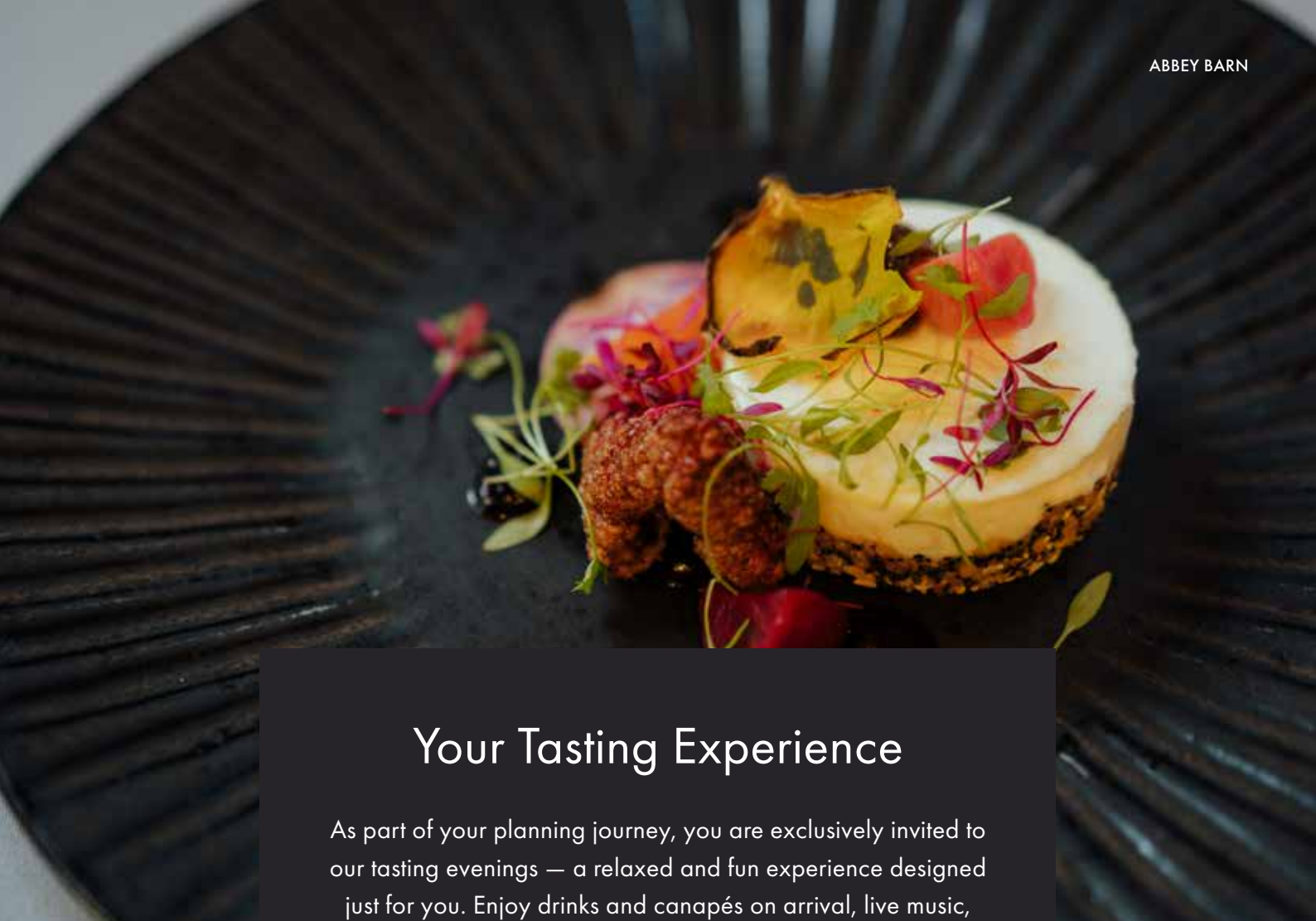
---

At Abbey Barn, we believe food deserves to be at the heart of your celebration. Our in-house team is passionate about creating elegant, seasonal dishes, using the best local ingredients wherever possible.

Whether you prefer a classic three-course wedding breakfast, relaxed sharing platters or a bespoke menu designed just for you, our chefs will work with you to shape a dining experience that reflects your style and tastes.

Optional enhancements, including additional courses and bespoke drinks selections, are also available for couples wishing to personalise their menu even further.





## Your Tasting Experience

As part of your planning journey, you are exclusively invited to our tasting evenings — a relaxed and fun experience designed just for you. Enjoy drinks and canapés on arrival, live music, and the chance to sample a curated selection of seasonal dishes chosen by our chefs.

You'll be joined by other couples also preparing for their big day, creating a warm, welcoming atmosphere that offers a genuine taste of what's to come.



# The Bar

---

Tucked within the heart of the venue, the bar is always close by and ready to welcome your guests. Stylish and inviting, it blends original brickwork with contemporary design, a space where people naturally gather throughout the day and evening.

The bar is fully stocked with a wide selection of wines, beers, spirits and non-alcoholic

options. Whether you're planning a Champagne toast, bespoke cocktail, or relaxed evening drinks, our experienced team is on hand to keep service smooth and celebratory.

Card-only payments make things easy for guests, and bar tabs or custom drinks packages can be arranged in advance to suit your plans.



Cheers!





# Your Evening Celebration

---

As the sun sets, Abbey Barn takes on a whole new atmosphere. The South Barn transforms into your evening celebration space — ready for your first dance, your cake cut, and a night of music and dancing with all your favourite people.

Whether you're planning a DJ, live band, or something a little different, the space flexes easily to suit your style. There's plenty

of room for dancing, a feature area for entertainment, and quieter corners for guests to chat and recharge.

For evening food, the outdoor kitchen comes to life — offering everything from wood-fired pizza to late-night bites that keep the energy going well into the night.

# Accommodation



## Farmhouse Sleep 16

The Farmhouse is your home-from-home at Abbey Barn. A private, beautifully finished space just a short walk from the main venue. With eight bedrooms and space for up to 16 guests, it's the perfect place to wind down, gather your closest people, and enjoy a peaceful start and end to your celebration.

At the heart of the house is a large, country-style kitchen, the ideal spot for sharing a relaxed breakfast, hosting dinner the night before, or simply spending

time together in comfort. Each bedroom is individually styled with soft tones and thoughtful details, blending modern touches with a warm, lived-in charm.

The Honeymoon Suite sits at the top of the house, offering a calm and elegant retreat with a freestanding fin bath - the perfect place to soak, reflect, and take it all in. The Farmhouse is available to book for one or two nights, giving you the time and space to make the most of the weekend.

# The Wedding Experience

## OUR IN-HOUSE TEAM

Venue Experts  
 Sales & Planning Service  
 Wedding Coordinators  
 In-house Chefs

Unique Norfolk Venues is here to support you at every stage. From your first enquiry through to the final moments of your wedding day.

Our experienced Sales Team will guide you through your initial venue visit, answer your questions, and help shape your vision from the very beginning.

As your planning progresses, you'll be supported by our wedding planning team — working with you on everything from choosing your menu with

UNV Kitchen to finalising the flow of your day.

On the day itself, your designated wedding coordinator will be there to oversee the celebration — from arranging your dress or buttonholes to making sure the room is set and everything is exactly as it should be before you make your entrance.

Our role is simple: to take care of the details, so you can focus on what matters — enjoying the people and the day around you.







# FAQ

## THE PACKAGE

### What is included in the package?

Your package includes the core elements of your wedding day as outlined in the package price list and confirmed at the time of booking.

Any additional items or upgrades you choose to add during your planning, such as extra guests, menu or drinks enhancements, extended hire, additional staffing or accommodation extras, are priced in line with our current rates at the time they are requested and confirmed.

Your wedding planning team will always confirm any additional costs with you before they are added to your invoice.

### Do I have exclusive use of the venue?

Yes, you have exclusive use of the venue and grounds on the day of your wedding. Exclusive use timings depend on your chosen package, with access beginning from either 2pm or 4pm, and concluding at 12 midnight.

### How many guests can this venue accommodate?

The Ceremony room can seat 110 guests. For a sit-down meal we can seat up to 110 guests and accommodate up to 150 guests for an evening reception. If marrying off-site, the number of guests for a sit-down meal can be increased up to 150.

### Is the venue licensed to hold Civil Ceremonies?

Yes, the venue is fully licensed to hold civil ceremonies, both indoors and outdoors. An additional cost applies for holding your ceremony at the venue; full details can be found in the pricing guide.

### What time can I get married at this venue?

We recommend a 2pm ceremony for weddings booked with one night of accommodation. Earlier ceremony times may be available for an additional fee for couples staying the night before. Please check available ceremony times with your registrar, and our planning team will be happy to advise on your timeline and options. Full details are outlined in our pricing guide.

### Are chairs provided for the ceremony?

Yes, chairs are provided as part of the package, but cannot be moved outside due to the requirement of a suitable backup in adverse weather. If you are having an outdoor ceremony, you will need to hire additional outdoor chairs separately which can be done through our wedding planning team.

### What about music during the ceremony?

Many couples book musicians to provide music during their ceremony, however you are more than welcome to use the sound system already in the ceremony room. For outdoor ceremonies, please check with our wedding planning team if you are required to provide your own speaker. Any external speaker must be PAT tested.

### Is there a local church?

Yes, there is a local Church within the village of Barton Bendish which is a 5 minute drive or a 20 minute walk from Abbey Barn.

To find out more contact  
Church Road  
Barton Bendish  
King's Lynn, PE33 9GF  
01366 347849

### Will I have the same dedicated Wedding Coordinator throughout the planning process?

Every couple will have access to our central planning team from the very beginning, so there will always be someone to help guide you with questions or ideas anytime you reach out. Closer to your wedding date, you will then be assigned your designated wedding coordinator to ensure every last detail is managed on your big day!

### Can we use any supplier?

Yes. We have available a recommended supplier list. Should you wish to work with suppliers not on our pre-approved list we require all suppliers' phone numbers, email addresses, and a copy of their public liability insurance before they can operate at our venue. If any supplier is using electrical equipment, PAT certificates must be provided in advance. By making a booking at our venue, we assume that you agree to these conditions.

### Can we decorate the barn beams?

Yes, we have a list of recommended suppliers. For insurance reasons, only our authorised suppliers can hang decorations at height.

**What time can we access the venue for setting up?**

Standard venue access for setting up is from 10am on the morning of your wedding day. If you would like access to the venue the day before your wedding for styling and set-up, this can be arranged between 12pm and 4pm for an optional day-before set-up fee.

This applies whether or not you are staying in the accommodation the night before, unless a night-before accommodation supplement has already been applied.

Day-before access is confirmed at your final planning meeting, subject to availability. If day-before access is not arranged, your wedding coordinator will set out your decorations for you on the wedding day at no extra charge.

**Is confetti allowed?**

Yes, only natural or organic confetti is permitted. Unfortunately, biodegradable paper confetti is unsuitable for use at the venue.

**Are dogs allowed at the venue?**

Yes, your dog can be on site for up to 1.5 hours. Your dog can join you in the ceremony areas and in the grounds during your reception. Your dog must always be kept on a lead. Under no circumstances can your dog be permitted in the accommodation or any unauthorised buildings. The wedding party is responsible for clearing up after your dog.

Once your dog's visit concludes, provisions must be in place for timely collection of your dog. We have a list of recommended suppliers for drop off, pick up and overnight stay.

**What time will the wedding end?**

Last orders are at 11:45pm and the bar closes at midnight. Music should also finish at midnight. Please advise your guests to arrange their taxis or transportation in advance.

**What about clearing up the next day?**

There is no need to worry about this; our event team will clear everything and pack away your decorations for you, ready for collection the following day. A member of our team will also be there to greet you upon checkout at 10am to return your belongings.

**Can we hire a projector and screen?**

Yes, a projector and screen are available to hire for an additional cost. These can be added to your booking after speaking with our wedding planning team.

**Can we hire Z-beds and Cots?**

Yes, a limited number of Z-beds and cots are available to hire and can be arranged through the planning team.

---

**OUTSIDE AREA**

**Is there seating outside?**

Yes, there are chairs and tables in the outside area for your guests. If you require more seating options, you will need to hire this through an external supplier.

**Can we have any outdoor games or bouncy castles?**

Yes, you are welcome to have lawn games outside in permitted areas. Bouncy castles are not allowed at the venue. Please note our staff are unable to supervise any lawn games.

**Is outdoor lighting allowed to be put up around the venue?**

Yes, only if agreed before and provided by our recommended suppliers.

**Can we put signs on the ground?**

Yes, A-frame boards or easels can be used for signage. We cannot allow signs to be inserted into the ground due to preserving the gardens and entrances. All your signage must be removed when leaving Abbey Barn.

**Do you allow coaches?**

Yes, mini-buses can be used, but must drop guests off at the top of the guest car park. Larger coaches can not be accommodated due to the lack of turning space available.

**Are caravans or motorhomes allowed on site?**

Caravans and motorhomes are not permitted to stay on site. Our planning team can recommend nearby campsites and accommodation for your guests.

**Can we park?**

There is parking at the venue providing ample spaces for guests. Cars may be left overnight, at the owner's risk, for collection the next morning by 10am latest.

**Are we allowed to use drones?**

We do not permit the usage of drones above the venue due to the proximity to RAF Marham airspace.

**Are fireworks allowed?**

Out of consideration for our neighbours and surrounding wildlife, we do not allow fireworks.

## CATERING

### Can our menu be tailor made?

Yes, we will work with you to provide the perfect menu for your wedding day.

### Is it possible to choose a couple of dishes?

We recommend that you choose one starter, one main course and one dessert. Please take a look in our catering brochure for choice menus and bespoke options.

### Can you cater for our guests who are vegetarian, vegan or have food allergies?

Yes, allergen, vegan and vegetarian adapted menus are available to guests with dietary requirements at no extra charge.

### Do you provide crockery?

Yes, white crockery, traditional silver cutlery, table linen and glassware are all included in the package. If you wish to upgrade your tableware, our wedding planning team also offers a hire brochure. Our brochure showcases an incredible range of crockery, cutlery, linen and glassware that can complement your wedding day.

### I have a copy of an old catering brochure but would like a dish from the new menu, is that possible?

We regularly update our catering menus to reflect seasonal produce and new dish ideas. For this reason, we ask couples to select their menu from our most up-to-date catering brochure, which showcases our current dishes. If there is a dish from a previous brochure that you particularly loved, please mention this to our wedding planning team, who will

be happy to talk it through with you.

### Can we bring our own caterers?

It is essential that we provide a consistently high standard of catering at our venue and therefore only allow our in-house experienced chefs on your wedding day, who offer an exceptionally high level of service using quality locally-sourced ingredients.

This excludes catering the night before; you are welcome to book catering externally to provide this as long as they are self-contained and do not require use of our kitchens or other resources.

### What table layout can we have?

There are a number of table layouts that work well for your wedding breakfast, and our wedding planning team will be happy to advise you on the best option for your day. Round tables are provided as standard.

If you would prefer a long rectangle banqueting-style layout using trestle tables, these can be arranged through the planning team; an additional cost applies as they are hired in specially for your wedding. We do require you to complete a table plan and highlight any dietary requirements so the events team are able to locate guests easily on the day.

### When do I need to provide my pre-orders?

We require all pre-orders and your final table plan to be with us six weeks before your event. Our wedding planning team will give you a blank table plan to fill in.

### Can I bring my own alcohol?

You may bring your own wine, prosecco or champagne for your

wedding day; however, there is no reduction to the package price. Any alcohol brought onto the premises is subject to a corkage charge, calculated per standard 75cl bottle, based on the number of bottles brought in rather than the amount consumed. Corkage cost can be found in our drinks menu. Alternatively, we offer an extensive wine list at competitive prices.

You may also bring one 50ml alcoholic favour per person at no additional charge.

### Do you take cash and card payments at your bar?

Our bars are card only, including Apple Pay and contactless. Cash is not accepted, please do advise your guests.

### Should we provide our contractors with a meal?

We recommend that you provide any suppliers spending more than five hours at your wedding with a meal. Most suppliers will also outline their requirements for food and drink in their booking contract.

### Can we make any changes to the package?

You can add on to the package but cannot remove any items. You can only increase the amount of guests; our price list outlines the minimum amount of guests you will pay for.

### What is involved in the tasting event?

We believe it is important for you to sample our menu ahead of your wedding day. Tasting events are included for couples who have booked our Ultimate Wedding Package only and are hosted as group tasting events, where multiple couples join us to experience the food, service and presentation as it would be delivered on the day. Private one-

to-one tastings are not offered, as these do not accurately reflect the experience you would enjoy at your wedding. If your wedding is booked with less than nine months to go, we may not be able to offer a tasting; however, our Head Chef is available to speak with if needed.

**What is on the menu for the tasting event?**

This is chosen months in advance and it is our chef’s choice from the Original and the Premium menus. Please see more details of the event in our catering brochure.

**What constitutes a child?**

A child is a guest aged 3–11 years. A young adult is a guest aged 12–17 years. Guests aged 18 and over are charged at the full adult rate.

**What menu is available for children/young adults?**

Children are served dishes from our children’s menu. Young adults receive the same menu as the adult guests, with dishes served as an adult portion.

Menu inclusions vary depending on your chosen wedding package. Full details can be found in our Catering Brochure, and your wedding planning team will be happy to guide you through the options.

**Can I bring my own food to our wedding?**

You’re welcome to bring in wedding cakes, sweets, and favours on place settings. We do not allow you to bring any other food on site for your wedding. If you are providing anything that is not covered by a supplier’s insurance, you will be required to sign a waiver form. Please note we do not allow nuts on site.

---

**MUSIC**

**Are there any restrictions on evening music?**

In accordance with our entertainment licence, a sound limiter is installed inside the venue and is set at 90 decibels.

**Is music permitted outside?**

Yes, music (acoustic or from a speaker) is permitted until 5pm. The volume is controlled by staff. Amplified music is not allowed outside.

**Where is evening music permitted?**

Evening music is only permitted inside in the evening reception space.

**Are we allowed smoke, fog or dry ice machines?**

Smoke, fog or dry ice machines are not permitted at the venue. Please inform your chosen band or DJ of this when confirming your booking.

---

**ACCOMMODATION**

**Do you have to take all of the accommodation on-site at the venue?**

All wedding accommodation must be taken as part of your booking. It’s priced separately from the main wedding package, and full details are in our accommodation price list.

**Is a damage deposit required on the accommodation?**

Yes. A deposit of £995 is required, which is added to your quote and will be refunded within 14 days of the wedding providing there is no damage to the site.

**What time is check-in and check-out?**

The accommodation is available for your guests to check in from 3pm. Checkout is by 10am the following day. Please note extra charges may apply if you check out late.

**Do you offer early check in or late check out?**

Early check-in and late check-out are subject to availability and cannot always be guaranteed. Requests are discussed at the final planning meeting, with late check-out available up to 12pm where possible. An additional cost applies; please refer to the Pricing Guide for details.

**Can we stay in the accommodation the night before our wedding?**

Yes, subject to availability, it is possible to book the accommodation for the night before your wedding. Full details and pricing are outlined in our pricing guide.

---

**ACCESSIBILITY**

**Does this venue have wheelchair access?**

We have a number of accessibility features in place to ensure the comfort and safety of all guests that visit the site, including those using a wheelchair.





# Why Choose Us

---

- Exclusive-use 18th-century barn with ceremony, reception and accommodation all in one place.
- Indoor and outdoor licensed ceremony spaces.
- Dog friendly ceremonies so your four-legged friend can be part of the day too.
- Two beautifully connected spaces; dine in the North Barn, then dance the night away in the South Barn, each designed for its perfect moment.
- Option for set-up access the day before (subject to availability).
- Eight-bedroom Farmhouse with Honeymoon Suite and Preparation Room.
- Option to stay the night before your wedding for a relaxed start (subject to availability).
- Endless photo opportunities across gardens, fields and the surrounding landscape.
- Seasonal menus from UNV Kitchen, with a dedicated tasting event.
- Dedicated UNV Wedding Coordinator and on-the-day UNV wedding team.
- UNV takes the stress out of planning - with exclusive use, a fully stocked bar, dedicated wedding planning team, on-the-day wedding serving staff, in-house catering, and a trusted supplier network.



# Next Steps

## **How do we book and secure our date?**

You can hold your chosen date for 5 days. Thereafter, our wedding planning team will be in touch. Next, an initial £500 payment is required to hold your date.

Once this has been completed, you will receive an email from our wedding planning team. You will then need to sign your agreement to secure your date.

## **How is the full payment broken down?**

The full payment is broken down into the following steps:

- ✓ £500 initial payment.
- ✓ £1,250 payment within 6 weeks of booking.
- ✓ £1,000 payment 12 months prior to your wedding date.
- ✓ £1,500 payment 6 months prior to your wedding date.

Remaining balance is due one month prior to wedding date.

Please note this payment schedule will be amended accordingly if booking with less than 12 months until the wedding date.

## **Is VAT included?**

Yes, VAT is included in the prices of our packages, menus and extras.

## **Other Questions?**

If you have any other questions, then please contact us via email; [abbeybarnweddings@uniquenorfolkvenues.co.uk](mailto:abbeybarnweddings@uniquenorfolkvenues.co.uk)



Next Steps

# WE ARE WEDDINGS

Instagram @abbeybarnweddings | Facebook abbeybarnweddings | abbeybarn@uniquenorfolkvenues.co.uk  
Instagram @uniquenorfolkvenues | Facebook uniquenorfolkvenues | uniquenorfolkvenues.co.uk

Updated 06/02/2026