

MANOR MEWS

Manor Mews



UNIQUE NORFOLK VENUES







Key Information

Ceremony Capacity: Up to 120 guests (indoor)

Wedding Breakfast Capacity: Up to 150 guests

Evening Reception Capacity: Up to 200 guests

Licensed for Marriage: Yes indoor & outdoor

Bar: In-house

Catering: In-house chefs (UNV Kitchen)

All-Weather Venue: Yes

Accommodation: Sleeps up to 82

Honeymoon Suite: Included

Preparation Room: Included

Pet-Friendly Ceremonies: Yes

Event Managers: Yes

Exclusive Use: Yes

Parking: Yes

Stay the Night Before: Yes



Welcome

If you're looking for a barn wedding with space to celebrate, stay, and enjoy the whole experience in one place, Manor Mews offers just that. It's perfect for everything from large gatherings to more intimate celebrations.

Set in the heart of the Norfolk countryside, our exclusive-use venue centres around The Great Barn: a striking space with vaulted ceilings, exposed beams and twinkling fairy lights. Quirky, characterful and full of charm, it's ideal for weddings that feel relaxed but look effortlessly stylish.

Just steps away are converted cottages and a romantic Honeymoon Suite, sleeping over 80 guests on-site. With everyone close by, it's easy to turn your day into a whole weekend of celebration.

You can marry in the barn, the on-site church, or new for 2026-in a woodland setting within the grounds.

However you picture your wedding, our experienced team is here to help you bring it to life.





Our History

Dating back to the 19th century, Manor Mews sits at the heart of a working farm owned by the Wagg family. The Wagg family, who still own the estate today, began restoring the site to create a wedding venue that celebrates its rural heritage while offering everything needed for a modern celebration.

In 2013, the Great Barn, once part of the original farm, was fully restored and transformed into a striking space for ceremonies and receptions. Its high

ceilings, exposed beams and flint walls remain, blending rustic charm with modern comfort.

The surrounding cottages were carefully renovated and now sleep over 80 guests. Each is named after its former role on the farm, from the Old Dairy to the Milking Parlour, reflecting Manor Mews' deep-rooted Norfolk heritage. The Manor House, once home to the family for generations, now welcomes up to 22 guests.

MAP LOCATIONS

- 1 THE OLD DAIRY
- 2 THE MANOR HOUSE
- 3 THE STRAWHOUSE
- 4 THE HENHOUSE
- 5 THE HAYLOFT
- 6 THE STABLES
- 7 THE OLD FEEDHOUSE
- 8 THE PIGGERY
- 9 THE MILKING PARLOUR *
- 10 THE GREAT BARN
- 11 THE SHEEPSHED *
- 12 PREPARATION ROOM *
- 13 WOODLAND CEREMONY
- 14 GARDEN
- 15 CHURCH
- 16 CAR PARK

* INCLUDED IN THE PACKAGE





1

2

3

13

4

5

12

6

9

Your Special Day

Your wedding at Manor Mews begins the day before. From midday, The Great Barn is exclusively yours, giving you time to decorate and enjoy a relaxed build-up to the celebrations.

The next morning, the Preparation Room is available from 8am for you and your wedding party to get ready on-site. With cottages surrounding the courtyard, your guests can arrive, check in and make the most of the venue from the start.

When it's time to say "I do," you have a choice of ceremony locations: The Great Barn, the on-site church, or the woodland ceremony space.

After the ceremony, it's time for the all-important confetti tunnel.

Drinks and canapés follow in the garden, while you take a quiet moment or capture photos with your photographer. Soon after, guests are welcomed into the barn for the wedding breakfast and speeches.

As the sun sets, the fairy-lit barn transforms into your evening celebration space, with music, dancing and evening food served. And when it's time to unwind, the Sheepshed Honeymoon Suite is just a short walk away.



Timeline

DAY BEFORE

12 PM

Time to decorate! You are welcome to arrive from midday to add all of the finishing touches.

9 AM

Your planner and team will arrive at the Barn to begin setting up

4 PM

You and your guests can check into the accommodation and enjoy access to the Preparation Room—perfect for a little relaxation before the big day.

DAY OF

2 PM

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



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.



8 AM

You and your wedding party begin getting ready in your accommodation.



2:30 PM

Now married, your reception begins with drinks and canapés in the gardens.



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.



DAY AFTER

10 AM

Check out of preparation room. The Barn will be open for you to collect your decorations until 12pm. Accommodation check-out will vary depending on whether you book your wedding for a weekday or weekend.

The Preparation Room

The morning of your wedding begins in the Preparation Room — a calm, private space set within the accommodation courtyard.

It's a dedicated area where you and your wedding party can get ready in comfort, just moments from The Great Barn. There's plenty of space for your makeup artist and hairdresser to set up, helping the morning run smoothly and without rush.

As the excitement builds, you can take a moment to step into your outfit and give your bridal party a first look before the ceremony begins. Whether it's a quiet, reflective start or a lively morning with loved ones, the Preparation Room gives you a peaceful base to begin the day your way.



Your Ceremony



THE GREAT BARN

With vaulted ceilings, exposed beams and soft lighting, the barn provides a striking backdrop for your ceremony. It's full of character and works beautifully in every season, offering plenty of flexibility on how you style it.



THE WOODLAND

New for 2026, our woodland ceremony space will offer a peaceful, natural setting within the grounds. Tucked among the trees, it's perfect for couples who want an outdoor ceremony with a relaxed, romantic atmosphere.



ALL SAINTS & ST ANDREW CHURCH

Set within the Manor Mews estate, the church is just a five-minute walk along a grass path from The Great Barn. Guests can either enjoy the walk or drive themselves if preferred. This traditional village church offers a timeless setting for couples choosing a Church of England service, all within the grounds of your venue.

Your First Celebration

Once the ceremony is complete, it's time to relax and enjoy that just-married moment.

This is also the perfect time for your confetti shot. On sunny days, the barn doors create a beautiful backdrop. If the weather turns, the aisle inside the barn works just as well — creating a dramatic indoor moment without losing the magic.

Guests can then gather outside The Great Barn to enjoy drinks

and canapés in the garden, surrounded by views of the countryside and the original farm buildings. It's a natural space for mingling, photos, and a few quieter moments before the celebrations move indoors.

Whether you bring in lawn games, acoustic music or simply enjoy the atmosphere, this part of the day always feels relaxed, informal and full of joy.



Celebration time





Your Wedding Breakfast

As the drinks reception winds down, guests are welcomed into The Great Barn for the wedding breakfast.

With exposed beams and soft lighting, the barn offers a versatile and stylish setting for your meal. The layout can be tailored to suit your plans, whether you're opting for round tables, long banqueting rows or a mixture of both. For couples wishing to personalise their tables, upgraded options are available - including coloured linens, classic charger plates and elegant tableware enhancements through our trusted supplier list.

Before you arrive, our team ensures every detail is in place, from your table plan and name cards to centrepieces and favours. Throughout the meal, our wedding service team oversees every detail, ensuring each guest is served their chosen dishes and that you, as the couple, are attentively looked after.

Once the meal draws to a close, it's time for speeches, toasts and a natural transition into the evening celebration.

Dining with UNV Kitchen

At Manor Mews, 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

The bar at Manor Mews is located inside The Great Barn, right next to the dance floor and not far from the garden, making it easy for guests to move between spaces as the day unfolds.

Fully stocked with a wide selection of wines, beers, spirits and soft drinks, it's run by our experienced team who ensure smooth, friendly service from the first drink to last orders. The bar

opens after your ceremony and remains available through to 11.45pm, with everything set up and managed for you on the day.

Our bar operates on a card-only basis for ease and speed, and if you would like to arrange a drinks tab or a bespoke offering for your guests, our wedding planning team will be happy to assist.



Cheers!





Your Evening Celebration

As the sun sets, the atmosphere at Manor Mews shifts from relaxed dining to full celebration. The Great Barn transforms into your evening party space, ready for music, dancing and unforgettable moments. Whether you imagine a packed dance floor with a DJ, the energy of a live band, or the fun of a photobooth or casino tables, our trusted suppliers can help you bring your evening to life.

While the music plays, your guests can enjoy wood-fired pizzas served fresh from our pizza van, loaded fries, or a range of other evening favourites. A sparkler moment later in the night brings everyone together for a final celebration, creating one last unforgettable photograph to close your day.

Accommodation



Make the most of your wedding at Manor Mews by staying on-site with your friends and family. With ten individual properties surrounding the venue, there's space for over 80 guests to stay all in one place.

Weddings on Thursdays include a two-night stay, while Saturday weddings include three nights, giving you time to truly enjoy the full experience.

Included in your package

The Sheepshed (Sleeps 2)

Our Honeymoon Suite, with a private courtyard and hot tub.

The Milking Parlour (Sleeps 5)

One double bedroom and one triple room, also with a private hot tub.

Additional Accommodation

The Manor House (Sleeps 22)

Five double bedrooms and three family rooms.

The Henhouse (Sleeps 16)

Four double bedrooms, two twin rooms and two double sofa beds.

The Strawhouse (Sleeps 10)

Three double bedrooms, one twin room and one double sofa bed.

The Stables (Sleeps 10)

Three double bedrooms, one twin room and one double sofa bed.

The Old Dairy (Sleeps 6)

Two double bedrooms and one twin room, with a hot tub.

The Hayloft (Sleeps 4)

One double bedroom and one twin room.

The Piggery (Sleeps 6)

Two double bedrooms and one twin room.

The Old Feedhouse (Sleeps 2)

One double bedroom.

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 120 guests. For a sit-down meal we can seat up to 120 guests and accommodate up to 200 guests for an evening reception. If marrying off-site the number of guests for a sit-down meal can increase 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. Earlier ceremony times are 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 church a short walk in the grounds of Manor Mews. To find out more contact All Saints & St Andrew

Church, Tattersett call 01328 838 385.

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?

As accommodation for the night before your wedding is included as part of your booking, you and your suppliers will have access to the venue for set-up between 12pm

and 4pm on the day before your wedding. Supplier access on the wedding day itself begins from 10am.

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. 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. Dogs may be permitted in the accommodation at Manor Mews, subject to approval from the owners. Requests must be made at least six months prior to your wedding date. Dogs must be supervised at all times or crated for short periods only. Further pricing details can be found in the Pricing Guide

What time will our 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! Please speak directly to the Manor Mews 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 Manor Mews.

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 permitted to stay in the campsite area, provided they are fully self-sufficient. Guests wishing to book a caravan or motorhome stay should speak directly with the Manor Mews team to make arrangements.

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?

Yes! Your photographer or videographer must have a licence to fly the drone and supply us with proof of their licence and insurance prior to the wedding. For privacy reasons, we ask that photographers and videographers not to take drone images over the campsite and our private residential properties.

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 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

What accommodation is included?

The Sheepshed (sleeps 2) and Milking Parlour (sleeps 5) are included as part of the package. You do not have to take any of the additional accommodation, however it will be available for the public to book if not booked by your wedding party.

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?

Accommodation is available for your guests to check in from 4pm on the day before your wedding. Check-out is by 10am on the day of departure, which will be confirmed as part of your stay depending on your wedding date. Your wedding planning team will confirm this with you in advance.

Do you offer early check in or late check out?

Early check in and late check out are unavailable.

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 setting with everything in one place.
- 3 licensed ceremony settings — indoor, church, and woodland.
- Seasonal menus from UNV Kitchen, with a dedicated tasting event.
- Wedding breakfast for up to 150 guests. Evening celebration for up to 200 guests.
- Space for over 80 guests to stay on-site across 10 cottages.
- Preparation room included.
- Relaxed pre-wedding access to the barn from midday the day before.
- Include your four-legged friend (dog) in your ceremony or capture them in your wedding photos.
- Endless photo opportunities across gardens, courtyards and woodland.
- 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;

manormews@uniquenorfolkvenues.co.uk



Next Steps

WE ARE WEDDINGS

Instagram @manormewsweddings | Facebook manormewsweddingvenue | manormews@uniquenorfolkvenues.co.uk
Instagram @uniquenorfolkvenues | Facebook uniquenorfolkvenues | uniquenorfolkvenues.co.uk

Updated 06/02/2026