



WAXHAM BARN

wedding and events venue
YOUR DAY YOUR WAY



*Dreaming of having beach wedding photos of your special day,
but a trip to the Maldives is not possible?*

THEN LOOK NO FURTHER THAN WAXHAM GREAT BARN.

It is a beautiful thatched barn nestled on the East Norfolk coast that dates back to the 1580s. The Barn is licensed for indoor and outdoor ceremonies, with stunning Waxham beach only a 5 minute walk away.

The barn holds up to 250 guests (150 for the ceremony) and is a completely “dry-hire” which means you have the opportunity to select your own suppliers (we can advise on some options) and create the wedding day YOU want!
Our slogan is “Your Day Your Way”.

The Barn is now also a fully licensed venue which means you can provide your own alcohol and corkage isn't charged – a huge cost saving for couples.

Speaking of costs – the cost of hire is only £2,000 midweek all year round and weekends October to May and £2,500 any weekend from June to September. It is known for hosting fabulous celebrations. The testimonials speak for themselves.

The barn is very much a blank-canvas space, so again, you can let your imagination run wild when it comes to decor and styling. As well as the main barn, there is also a large courtyard which is perfect for those wishing to make use of an outdoor space - quite often couples create seating areas in the courtyard, have garden games or bring in food trucks etc.



We had our dream wedding at Waxham Barn.
We wanted a blank canvas and the freedom to have everything
just how we wanted it on our special day.

Monica was so helpful at providing all the information we needed
and incredibly accommodating of some of our stranger requests
(donkey rides and alpacas.....) and the various last-minute changes.

We felt that she wanted the day to go just as well as we did
and she absolutely delivered.

This is the perfect DIY wedding venue and being just a short walk away
from the beach meant that we could sneak away for an hour
and have some amazing photos as the sun was setting.
It was absolutely magical.

Tom and Eloise 21 September 2019



We fell in love with Waxham Barn as soon as we saw it,
it was the only venue we looked at.

We loved that it was a blank canvas so we were able to use
the suppliers we wanted and decorate the barn to our own taste.

We loved that the barn is so close to the beach and many of our guests
enjoyed a weekend break in Waxham for our wedding
and were able to see the seals.

Monica was so helpful and positive!
Our wedding day really was the best day ever!

Liam and Katie 31 August 2019



A beautiful blank canvas of a barn which was great to decorate inside and out.

Monica was a delight and attentive to our requests.

A lush venue!

Paula and Gareth 22 June 2019



Wedding / Event Hire Charges

BOOKING DEPOSIT (NON-REFUNDABLE)	25% OF TOTAL BOOKING VALUE	25% OF TOTAL BOOKING VALUE
	JUNE TO SEPTEMBER WEEKENDS	OCTOBER TO MAY WEEKENDS & WEEKDAYS JANUARY TO DECEMBER
HIRE CHARGE FOR BARN	£2,500 INCL. VAT	£2,000 INCL. VAT
DAMAGE DEPOSIT	£600 INCL. VAT	£600 INCL. VAT
HIRE OF WEDDING ARCH	£50	£50



"click"

Thank you to the photographers involved in the production of this brochure, providing beautiful images of the barn and its surroundings.



Eternal Images Photography Ltd
www.eternal-images-photography.co.uk

JOSHUA PATRICK
WEDDINGS

Joshua Patrick Photography
www.joshuapackphotography.com



Richard Jarmy Photography
www.richardjarmy.co.uk



Typical FAQ's

Q. WHAT IS INCLUDED IN THE HIRE PRICE?

A. You get the use of the Barn for effectively nearly three days. Your hire starts from 09:00 on set-up day, the whole day of your wedding and until 14:00 the following day (clean-up day).

Q. DO YOU HIRE OUT FURNITURE ETC. FOR WEDDINGS?

A. No, the Barn is a complete dry hire but we have lots of amazing local suppliers e.g. banqueting hire, bars, cakes, photographers etc.

Q. IF THERE IS A PRICE INCREASE BEFORE WE GET MARRIED, WILL THAT AFFECT US?

A. No, when you pay your non-refundable booking deposit, the total price of the Barn is the price at which it was on the day of signing the Contract.

Q. IF THERE WAS ANOTHER PANDEMIC AND WE HAD TO POSTPONE/CANCEL OUR WEDDING BECAUSE OF IT, THROUGH NO FAULT OF OUR OWN, WOULD WE GET OUR DEPOSIT BACK OR A FULL REFUND OF ALL MONIES PAID?

A. If you have to cancel or postpone your wedding due to
a) the ceremony not being permitted in accordance with Government Covid-19 restrictions;
b) you being a medical professional who is required to perform duties in connection with Covid-19
or c) you being instructed to self isolate by the health authorities in connection with Covid-19,
you will have the option to have your booking deposit refunded or rearranging your booking for a later date as no additional cost.

Q. AS THIS IS A DRY HIRE VENUE, DO WE HAVE TO APPLY FOR A MUSIC AND ALCOHOL LICENCE?

A. No, the Barn is a fully licensed venue for the sale of alcohol and the playing of music. You can play live music in the courtyard until 22:00 and in the Barn itself until midnight.



Your Day Your Way

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