



CORPORATE BROCHURE





“YOU CAN ONLY TRULY
UNDERSTAND THE MAGIC
ONCE YOU HAVE IMMERSSED
YOURSELF IN WEST LEXHAM.”

“Everything was well organised, thoughtful and carefully managed to make things run smoothly and easily.

The grounds are spectacular and being in nature to discuss our work together added greatly to our sense of purpose and community.”

Communications Inc

ABOUT WEST LEXHAM

Half a world away (but just a short journey from London) a tranquil haven is awaiting you. West Lexham is a beautiful eco retreat centre, set in an idyllic river valley replete with ancient trees and abundant wildlife.

Almost entirely powered by renewables, with an onsite organically grown Kitchen Garden - we aim to be a shining example of how to live harmoniously in nature.

What we offer goes above and beyond your standard corporate event venue. With our experience in event design and our roster of leading facilitators and practitioners, we can create the perfect escape for your business.

Whether it's an inspirational leadership or team development programme, a workshop designed to help you reconnect after a long period away from the office or just a simple company meeting. We have the space, surroundings and specialists to ensure you leave feeling connected, relaxed and fulfilled.

We have five venue spaces and can sleep up to 100 in a variety of accommodation from ensuite bedrooms to treehouses.

We are easy to find, just off the A47 with plenty of parking. Our nearest station is Downham Market which has direct trains from London Kings Cross.





“OUR VISION IS TO ADD VALUE
TO THE WORLD BY
CONNECTING AN EVER
GROWING COMMUNITY OF
LIKE-MINDED FOLK.”

VENUES

THE BARN & EN SUITES

 150  150  120  75

The Barn is our largest, and most versatile space. Bathed in natural light and underfloor heated, it is exquisitely designed featuring stunning original beams, and quirky upcycled fixtures and fittings. It creates the perfect atmosphere to feel relaxed and creative, ideal for all types of off sites, team building events, conferences, networking events or corporate retreats.

Accommodating up to 150 delegates theatre style, or seating 120 for dinner, this space is flexible and adaptable offering multiple configurations and options for you. With adjacent ensuite rooms and onsite parking its the perfect venue for your next event.

- Bi-folding doors separating the studio/function room from the lounge. These can also be opened to create one large room.
- Lounge area with 4 extra-large comfy sofas and 2 log burning stoves.
- Bright naturally-lit dining room (seating up to 50 guests).
- Private Garden with fire bowl and seating area.
- Professional commercial-standard kitchen.
- Projector and screen, PA system, flip charts & yoga equipment all available on request
- Dimensions - 24 metres by 7 metres



VENUES

THE VILLAGE HALL AND COTTAGES



The cosy and atmospheric Village Hall and adjoining cottages provide the perfect space for away days, meetings or team building events. The open plan space with underfloor heating has a wealth of character and history, offering a calm environment for developing connected teams, creative workshops and breakthrough thinking. The luxury cottages can accommodate up to 16 and much more accommodation is available close by.

- Single space for activities/living/dining in the Village Hall.
- Furniture can be removed from the hall to create a large open space.
- Fully equipped kitchen in Hall Cottage.
- Private Garden & Patio area.
- Projector and screen, PA system, flip charts & yoga equipment available on request
- Dimension - 12 metres by 7 metres



VENUES

ORANGERY



100



100



75



40

The Orangery is an indoor/outdoor event space overlooking the lake. This is your hub for larger events and gatherings, celebrations and networking.

The gentle flow of the water and the birdsong backing track set the scene for unwinding. The Orangery can be used as a stand-alone retreat space with or without accommodation or as an additional space.

Dimensions - 18 metres by 6 metres



VENUES

THE GARDEN KITCHEN



The Garden Kitchen is an indoor/ outdoor space surrounded by apple trees and near the lake.

Built from locally sourced and reclaimed materials, with three seating options; the timbered main cafe, the conservatory or the decking outside.

There is a fully equipped professional level kitchen and wood-fired pizza oven. The Cafe can be used as a stand-alone or additional space with or without accommodation.



VENUES

THE LIBRARY (Coming soon)



80

Our newly converted Library has been constructed using local, sustainable and reclaimed materials. The stunning double height barn has flexible seating on the ground floor, with tables and comfy wall benches.

The upper mezzanine has a wood burning stove and various nooks of cosy seating. It's a beautiful space for personal use, for learning, study and relaxation. It can be used for lectures, talks, workshops and smaller discussion groups.

- Bathrooms accessible using stairs
- Various seating arrangements
- Wood burner
- Private entrance
- Projector and screen, PA system, flip charts & yoga equipment available on request.





ACCOMMODATION

We cater for groups large and small. Bring your whole team of up to 100 people and book out the whole site or pick and choose your boutique camping accordingly.



BARN ENSUITES

A luxury space for inspiration and rejuvenation our 10 en-suite rooms can sleep upto 22 guests.



VILLAGE HALL COTTAGES

Two gorgeous brick and flint cottages sleep up to 16 - with a spacious communal sitting room



TREE HOUSES

Wake up at canopy height amid leaves and birdsong...Stay in our unique and magical treehouses which sleep up to 26 guests



CABINS

If you've ever dreamt of stepping into a good witch's woodland dwelling, or a fairy's forest home then the cabins are your chance to make that dream a reality.

ACCOMMODATION

BARN ENSUITES (CAN SLEEP UPTO 22)

A luxury space for inspiration and rejuvenation - with a purpose-built studio, private garden, log fires and dining space.

- All beds can be either singles or superking
- 10 luxury ensuite rooms
- 8 doubles occupancy rooms
- 2 triple occupancy rooms



THE VILLAGE HALL & COTTAGES (CAN SLEEP UPTO 16)

Two gorgeous brick and flint cottages sleep upto 16 - with a spacious communal sitting room.

- All beds can be either singles or superking
- Arch Cottage (sleeps upto 10 people), across 4 bedrooms
- Hall Cottage (sleeps up to 6 people), across 3 bedrooms



ACCOMMODATION

TREEHOUSES (SLEEP UPTO 26)

Wake up at canopy height amid leaves and birdsong. Stay in our unique and magical treehouses which sleep up to 26 guests.

- Tilia & Quercus Tree Houses: Sleep up to 6 guests with ensuite and kitchen facilities
- Sunrise Tree House: Sleep up to 6 guests with use of the Garden Wash House and kitchenette
- Owl Tree Temple: Sleeps up to 2 guests with ensuite facilities and a kitchenette
- Ash Tree Temple: Sleep up to 4 guests with ensuite facilities and a kitchenette
- Tinker Tree House: Sleep up to 2 guests



BELL TENTS (SLEEP UPTO 28) OPEN APRIL-OCTOBER

Your home from home could be lakeside or woodland. Each of our 7 bell tents can sleep up to 4 and are vibrantly bedecked with upcycled furniture, plush bedding and twinkling fairy lights.

- Each has a double bed and an extra single bed
- An extra mattress can be added
- Includes colourful blankets, hot water bottles
- Each has a torch, cool box and coal BBQ
- Luxury eco facilities found in the garden Wash house



ACCOMODATION

CABINS (SLEEP UP TO 12 GUESTS)

Spread across the beautiful 21-acre estate and tucked amongst the trees, our dog-friendly cabins are the perfect escape for those of you who want to step back from the intensity of life and unplug.

Designed for maximum comfort and relaxation, the cabins have electricity & heating. All come with a sumptuous double bed with luxury linens.

- Bask, Bevy, Butterbur and Drift Cabins are ensuite.
- Roost and Gaggle have use of the Garden Wash House with underfloor heating
- Sleep 2 in a double bed, with an additional small mattress available for a child
- Luxury linen and towels provided
- Cosy blankets, hot water bottles & fairy lights
- Organic, nature-friendly soap and shampoo included
- Kettle, tea, coffee, sugar all supplied within each cabin
- Use of our communal outdoor kitchen





FOOD

We offer in house catering offering hyper-local, seasonal menus featuring the delicious produce from our garden and key local suppliers

Early breakfast right through to dinner, picnics, BBQs, pizzas. The package is yours to create. An abundance of delicious snacks, teas, coffees, cakes and more will all be perfectly tailored to your event.

Whatever is just picked, sun-ripened and grown here on site will have pride of place.





ONSITE FACILITIES

- Biodynamic garden kitchen
- Natural filtered swimming pool
- Wild swimming lake
- Row boats
- Paddleboards
- Lawn games
- Sanctuary garden
- Chalk stream
- Abundance of wildlife
- Sustainable and eco-friendly
- Run on 90% renewable energy



ADDITIONAL FACILITIES

We work with a wide array of contacts and experts who can help create your perfect event, from healers to goose herders!

We have a full list available on request by emailing hire@westlexham.org but we have previously held the following activities onsite -

- Sound Healing
- Massage
- Yoga
- Reiki
- Goose herding
- Laser clay shooting
- Sauna and hot tub rental
- Creative workshops
- Foraging
- Rewilding walks
- Birdwatching





WHAT WE OFFER

CORPORATE AND RETREATS



TEAM BUILDING

Host your own team building events or use our networks and connect with trusted facilitators and local suppliers



CONFERENCES

Take a different approach and inspire your company with a well-equipped and unconventional venue space.



AWAY DAYS AND OFFSITES

Our venue, facilities and food offering are perfect for off sites for 5 to 150 people. While you may have a full agenda, not fit in a visit to our organic kitchen garden?



NETWORKING

Our versatile events spaces provide a multitude of options for lively networking events.

WHAT WE OFFER

CORPORATE AND RETREATS



EXECUTIVE RETREATS

Give your leadership team the opportunity to develop new awareness and get immersed in deep thought.



CELEBRATIONS

Host your company party, annual celebration or reward your team for their hard work with a unique getaway.



TRAINING

An inspirational setting for productive training sessions.



PACKAGES

We can create half day, full day, two day or week-long bespoke packages entirely tailored to your needs. Take your pick from our little black book of therapists, healers, yogis, artists, poets, writers, chefs, gurus, nutritionists, retreat leaders, master craftsmen, musicians, dancers, movers and shakers.

EXECUTIVE RETREATS

Give your leadership team the opportunity to develop new awareness and get immersed in deep thought.

MOVEMENT AND SOUND

Sound healing, energising workshops and creative dance workshops

NUTTITION AND COOKING

From foraging to fermentation, cooking masterclass and communal feasting.

CREATIVE DEVELOPMENT

Arts, crafts and poetry writing. Unleash your creative sides.

MENTAL HEALTH AND WELLBEING

Listening, caring, understanding. A focus on mental health and well being to take care of your team.

NATURE CONNECTION

An immersion in nature is a true holiday for all the senses. Breathe a little deeper.

YOGA AND MEDITATION

Movement and breath work in nature to help gain perspective and reduce stress.



SUSTAINABILITY

Welcome to our eco-friendly paradise, run on +90% renewables and organic principles in a pocket of Norfolk bursting with wildlife. Guided by holistic living, inspired by nature, we aim to tread more lightly on the earth.

Here are some of the ways we uphold our sustainable values:

Energy

The heating and hot water is powered by a wood chip biomass boiler, with solar panels helping to provide renewable electricity. All our electrical goods are highly efficient and our taps and shower heads are largely water saving.

Our ethos is to reuse, rebuild and recycle. As you wander around our site, you'll spot many details that have been repurposed from a former life.

Water

Our delicious drinking water is drawn from a fresh chalk well, available at every tap.

Waste

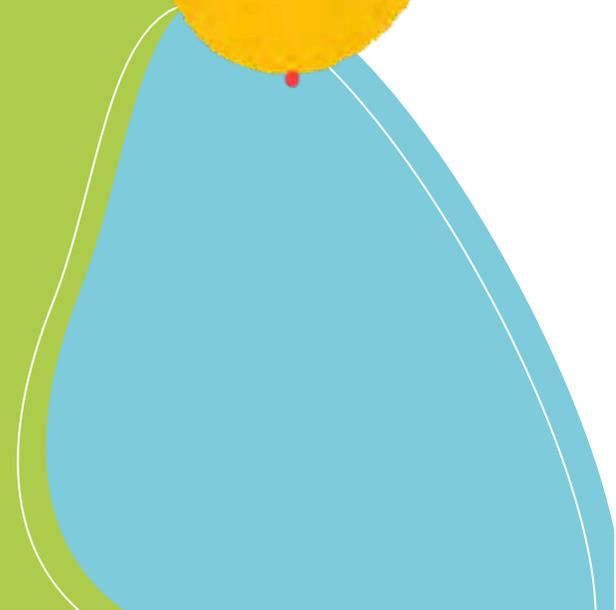
The biological waste treatment is powered by microorganisms, meaning we don't use harsh chemicals. For this reason, we are careful to use only organic, natural cleaning products and encourage guests to use the natural soaps and shampoos provided in each property.

Our swimming pool is a natural, chemical free pool that has no chlorine or plants, and more importantly, is healthy and positive for the skin biome and the environment.

Ecology

You'll find every type of tree and shrub indigenous to the UK growing happily on our 22 acre estate. The ecology of the floating water meadow has earned its title as a Site of Special Scientific Interest, with the restoration of our rare chalk stream and surrounding wildlands creating an active habitat for biodiversity.

Our Kitchen Garden uses biodynamic principles and grows organic produce, we welcome visitors so please pop over and find out what we're growing.



TRAVEL

CAR

Our what3words location is brass.static.liberated

We are just off the A47 near Castle Acre. Swaffham is our nearest town

TRAIN

The nearest train stations are Downham Market and Kings Lynn, both about half an hour from here and with direct connections to London Kings Cross.

LOCAL TAXIS

Please book ahead

Mats Cabs: 01760 722230

Als Cabs: 01760 720002

Platinum Cars: 01760 725366 / 07760 761504

Bishops Travel: 01366 324307

LOCAL TRANSPORT

Swaffham Community Transport: This requires booking a couple of days in advance and there is a 45p/mile charge to cover expenses. Tel: 01760 720906







“OUR SUSTAINABLE VENUE OFFERS
UNIQUE SPACES TO SHAKE UP
THE CONVENTIONAL CORPORATE
SCENARIO AND UNLEASH YOUR TEAM’S
POTENTIAL.”

GET IN TOUCH

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WWW.WESTLEXHAM.ORG

