



BE PART OF
SOMETHING
SPECIAL





PRIVATE AND EXCLUSIVE NEW HOMES

Welcome to 1400 years of nature, myth, legend and history. This is a unique opportunity to live in an exclusive new home from City & Country. Pretty cottages, elegant detached family homes and stylish apartments ~ all within the protected heritage setting of the beautiful St Osyth Priory Estate.



NATURE, MYTH, LEGEND
AND HISTORY

SACRED WHITE HART

A NEW ERA

Preserving, restoring and protecting the significant buildings and parkland, City & Country is breathing new life into the St Osyth Priory Estate and embarking on a new era for the benefit of future generations.

From Saxon Princess to Abbess and the legend of the sacred White Hart, Monastic Priory to great Abbey and finally Country House Estate, City & Country is cherishing this extraordinary heritage.

A UNIQUE OPPORTUNITY
LIVE WITHIN THE
ST OSYTH PRIORY
ESTATE

Live within the St Osyth Priory Estate adjacent to heritage buildings with 900 years of history and their ancient gardens and parkland of environmental and ecological interest. Reputedly one of the largest collections of remaining ecclesiastical buildings in the country, the St Osyth Priory Estate presents 16 separate Grade I, Grade II* and Grade II listed buildings and a significant number of Scheduled Ancient Monuments within the St Osyth Conservation Area.



ENCHANTING ORIGINS

ST OSYTH

SAXON PRINCESS, ABBESS, MARTYR AND SAINT

OUR STORY BEGINS WITH OSYTH, DAUGHTER
OF THE MERCIAN KING FRITHWALD AND OF
WILBURGA, HIS WIFE, DAUGHTER OF PENDA,
PAGAN KING OF THE MERCIANS...

Legend tells that young Osyth, entrusted to the care of St Modwen in Warwickshire, fell and drowned in a stream whilst taking a book from St Edith to Modwen. Miraculously she was restored to life by the prayers of St Modwen.

When forced by her father into a dynastic marriage to Sighere, first Christian King of Essex, a White Hart appeared. Sighere and his male party went in chase allowing Osyth to escape.

When Sighere eventually found Osyth, she declared she had vowed herself to Christ. Generous and religious, Sighere accepted her vow, gifting her his village of Chich, which became Chich St Osyth, and building her a Nunnery in Nun's Wood ~ part of the Estate today. Osyth took her religious vows and became the Abbess of the order of the Maturines.

This story continues in the extraordinary St Osyth timeline overleaf...



COUNTRY HOUSE ESTATE

1553 – 1920



THE DARCY PERIOD QUEEN ELIZABETH I

Queen Elizabeth I visited St Osyth Priory twice on her royal progress, in July 1561 and again in August 1579.

1561
AND 1579

In 1671 the Hearth Tax returns recorded 76 hearths at St Osyth Priory, making it the fourth largest house in the county.

THE SAVAGE / RIVERS PERIOD

The property was inherited in 1639 by Elizabeth Darcy (later Countess Rivers), daughter of the Third Lord Darcy. She married Sir Thomas Savage, afterwards Earl Rivers, and the Estate passed down the Rivers line until 1714.

1639

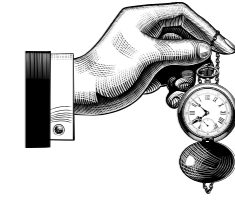
THE ROCHFORD / NASSAU PERIOD GARDENS AND PARK

William Henry Nassau de Zuylestein, Fourth Earl of Rochford added a two storey range ~ the surviving 18th Century House ~ which linked his father's new house to the Bishop's Lodging.

A courtier and diplomat, the Fourth Earl ran up huge debts and was forced to sell off parts of the Estate.

In 1781 the reduced St Osyth Estate passed to his natural son, Frederic Nassau.

1738
1781



THE NASSAU / BRANDRETH PERIOD DISREPAIR AND DEMOLITION

On Frederic Nassau's death in 1845 the Estate passed to his eldest son, William Frederic Nassau. After his death, the Estate passed to his two daughters, Elizabeth Kirby and Eliza Brandreth who put the property up for auction in 1858.

1845
1863

COUNTRY HOUSE ESTATE LADY COWLEY

Sir Johnson died in 1909 and the Estate was maintained by his adoptive daughter, Lady Cowley, until her death in 1920 when it was then purchased by General Kincaid-Smith.

1909
1920

1539
1547

THE MONASTIC PHASE REFORMATION AND DISSOLUTION

The Abbey was dissolved on July 28, 1539 during Henry VIII's Reformation and passed first to Thomas Cromwell. After his execution in 1547, it was given to Princess Mary.

The Abbey buildings survive to varying degrees of intactness, the most prominent today being the Gatehouse and the Abbot's Lodging, part of extensive additions made by Abbot Vyntoner in 1527, both reflect the Abbey's wealth in the late medieval period.

1553

THE DARCY PERIOD TRANSFORMATION FROM MONASTIC PRIORY INTO A COUNTRY HOUSE ESTATE

The property was granted by the Crown to Sir Thomas Darcy, subsequently the First Lord Darcy of Chich, for the sum of £3,947. Darcy was responsible for transforming the monastic remains between 1553 and his death in 1558 into a substantial country house.

1642

THE SAVAGE / RIVERS PERIOD THE CIVIL WAR

A staunch Catholic and Royalist, Countess Rivers suffered cruel depredations in the Civil War. In 1642, the rabble ransacked her house at St Osyth. All the furnishings were stolen, or destroyed, and the deer in the park carried off.

The severely damaged house was allowed to decay and remained uninhabited for the next half century.

1714
1821

THE ROCHFORD PERIOD A FINE HOUSE, CARRIAGE SWEEP AND LAWN, WILDERNESS GARDEN, HAHA AND PLEASURE GROUNDS

The Honourable Richard Savage bequeathed St Osyth to his natural daughter, Bessy, wife of Frederic Nassau de Zuylestein, Third Earl of Rochford. The Third Earl took possession of the Estate in 1721 and is regarded as the creator of the fine house that existed at St Osyth in the 18th Century.

Rochford concentrated his building work on the west wing of the Darcy House and added westward onto the old Bishop's Lodging creating a series of entertaining rooms which continued round to meet the west range of buildings to form a partial quadrangle. There was an oval carriage sweep and lawn to the north of a deep block and wilderness gardens to the west of this on the site of the old Monks' Cemetery.

The extent of the 18th Century work is considerable and included alterations to the Gatehouse which can still be seen today.

Charles Brandreth, husband of Eliza, purchased St Osyth Priory itself, though not the Estate, for £12,000. He demolished most of the Georgian house in 1859. St Osyth's Priory was briefly lived in by the Brandreths, though in 1862 it was leased to Hyman Allenby for a year.

1863

THE JOHNSON PERIOD SUMPTUOUS APARTMENTS, JAPANESE GARDEN, LILY POND, TOPIARY AND ROSE GARDENS

The Estate was purchased at auction by Mr (later Sir) John H Johnson, a London corn merchant in 1863 who was responsible for creating the sumptuous apartments.

Commencing his own building programme, Sir John Johnson demolished existing buildings behind Abbot Vyntoner's surviving screen wall and created the sumptuous apartments seen in the Darcy House today. He also extended a range of service accommodation to the east and undertook the conversion of the Monks' Dorter into a Chapel.

The Japanese garden and lily pond together with the topiary and rose gardens within the Darcy walls are all part of the Johnson's legacy.



The topiary and rose gardens within the Darcy walls are part of Sir John Johnson's legacy.



Today, the St Osyth Priory Estate is an important historic religious site, reputedly one of the largest collections of remaining ecclesiastical buildings in the country.



The Abbot's and Clock Tower with their distinctive chequered walling, survive from the First Lord Darcy period.



AN OASIS
 NATURAL
 HABITAT



Adjacent to the River Colne Estuary Site of Special Scientific Interest, the St Osyth Priory Estate is an extensive wetland habitat of national and international importance for a wide range of wildfowl, invertebrates and salt marsh plant communities.

The St Osyth Priory Estate's beautiful parkland is, in its own right, a Registered Park and Garden, County Wildlife Site and has a mosaic of historic lakes, ponds and avenues, woodland, reed bed and veteran trees. The abundant wetland habitats offer a complementary environment to the birds and other wildlife using the estuarine marshes.

THE NEIGHBOURS ARE WILD ~ YOU'LL LOVE THEM!

The St Osyth Priory Estate is a fully working estate complete with parkland where animals roam ~ amongst them, the iconic white deer.

Our farm specialises in rearing rare breed and native livestock and is home to four-horned Manx Loaghtan sheep, Hebridean sheep and English Longhorn cattle.



GOOD NEIGHBOURS
MAY BE RARE
**OURS ARE A
RARE BREED**




A BREATH OF FRESH AIR
**OUTDOOR
PURSUITS**

An oasis of rural adventure, the fresh outside is yours to enjoy. Walk the Friends of St Osyth private circular walk adjacent to West Field or meander along the nearby River Colne Estuary and beaches. Take to the water and go sailing, or rest with a picnic and simply enjoy the scenery and nature's beauty.



BE PART OF SOMETHING SPECIAL

MONASTIC PRIORY TO COUNTRY HOUSE ESTATE AND BEYOND

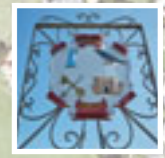
RESIDENTS

EXCLUSIVE CIRCULAR WALK

A circular walk of approximately half a mile is being created in the recently restored pasture in the field adjacent to the new homes. This pasture will be home, during certain times of the year, to the Estate's rare breed and native livestock. The livestock are rotated to ensure that the pasture is kept in good condition and not overgrazed.

The walk will give the opportunity for close up views, at differing times of the year, of the cows and calves, sheep and lambs, wild deer and various wild birds that live on the Estate. It will afford panoramic views of the St Osyth Estuary, Flag Creek, Brightlingsea and Mersea Island. Furthermore, views of the Seal Pond, one of the Estate's historic ponds and the Parkland's majestic trees and avenues. The Priory's heritage buildings will also be visible from the walk.

The circular walk will be extended to give direct but secure access to the public footpath network, which provides miles of estuarine and coastal country walks.





A NEW LIFESTYLE
A BEAUTIFUL LIVING
ENVIRONMENT

The private and exclusive new homes within the St Osyth Priory Estate will have the architectural character of the local North Essex vernacular, featuring an abundance of historically inspired details to respect their beautiful heritage setting. From pretty cottages and elegant detached family homes to stylish apartments, each new home has been designed to stand the test of time.

Interiors are contemporary and stylish, presenting every convenience for modern living.

An exclusive Estate village, the building of new homes within St Osyth Priory Estate is enabling the restoration of this special and protected place. We are realising our vision to fully revitalise and restore the enchanting collection of heritage buildings and landscape back to the former glory of the once great Country House Estate.

BE PART OF SOMETHING SPECIAL
**PRIVATE AND EXCLUSIVE
 NEW HOMES**

CIRCULAR WALK AND PARKLAND



THE APARTMENTS

THE NIGHTINGALES
 32 TO 41

TWO BEDROOM HOMES

THE TEAL 1
 THE GREENFINCH 51 TO 54 56 TO 62
 THE CHAFFINCH 64 71
 THE GATEHOUSE 72 73

THREE BEDROOM HOMES

THE NASSAU 2 5 20 25 42
 THE HARRIER 3 4 26
 THE EGRET 6
 THE POCHARD 7
 THE DARCY 9 22 31 46

THE SWALLOW 18 19 23 24 29 30 43 44 45 47 48
 THE GOLDFINCH 50
 THE SANDPIPER 55
 THE MALLARD 63
 THE WREN 66 69
 THE ROBIN 65 67 68 70

FOUR BEDROOM HOMES

THE ABBOT 8 10 16 17 27 28
 THE OSYTH 11 12 13 14 15
 THE ROCHFORD 21 49

Please note this site plan is for information purposes only, is not to scale and should not be used as part of any sales contract.

NEW HOMES
TRADITIONAL DESIGN
MODERN LIVING



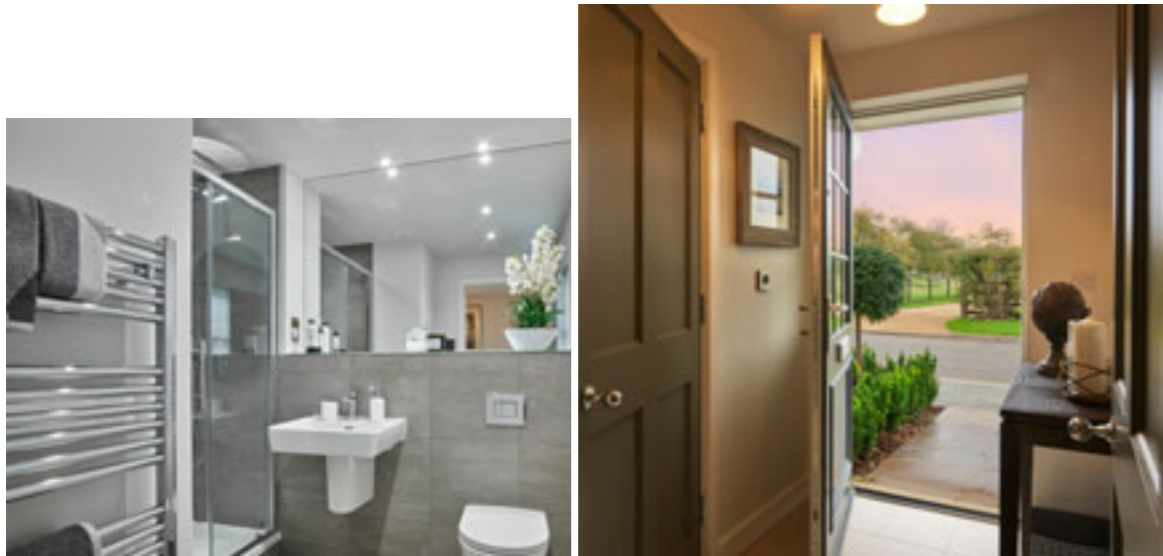
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New homes at the St Osyth Priory Estate are traditionally designed with a premium specification. Benefiting from ease of maintenance and running efficiency, these homes have contemporary living at heart.

Rooms are spacious and light with understated luxury and muted tones. Living spaces have laminate flooring in a white wash finish and underfloor heating. Traditional four panel doors are painted in grey and have brushed chrome ironmongery, whilst walls are painted in ash white.

Elegant kitchens feature Silestone worktops made with 90% natural quartz. Integrated appliances and stylish kitchen islands and peninsular units to selected homes ensure cooking, dining and entertaining are a seamless experience.



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Sleek bathroom sanitaryware comes complete with mixer taps, porcelain tiles and chrome shaver sockets. Bedrooms and hallways include 100% wool carpets, whilst all master bedrooms and selected second bedrooms are fitted with wardrobes as standard.

HALCYON DAYS RURAL VILLAGE LIFE

VILLAGE GREEN
ST OSYTH



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ST PETER AND ST PAUL CHURCH
LYCHGATE AND HISTORIC HOUSE
ST OSYTH



VILLAGE SIGN
ST OSYTH



VILLAGE BUTCHERS
ST OSYTH

FLATFORD MILL, LOCATION FOR
CONSTABLE'S PAINTING 'THE HAY WAIN'
EAST BERGHOLT, DEDHAM VALE

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St Osyth village, part of Tendring District, steeped in history and legend, has a modern community with a village school, plenty of local shops, amenities and flourishing businesses.

The surrounding area makes for pleasant days out ~ the Dedham Vale on the Essex Suffolk border, affectionately known as Constable Country, is an Area of Outstanding Natural Beauty.

Colchester and London commuters alike are inspired by memories of childhood holidays and the romance of village life and country living. Active, downsizing retirees and second homeowners are ideally located with proximity to good transport links, whilst enjoying being off the beaten track. Nature enthusiasts love their wild neighbours and families thrive in the space and tranquillity that St Osyth offers.

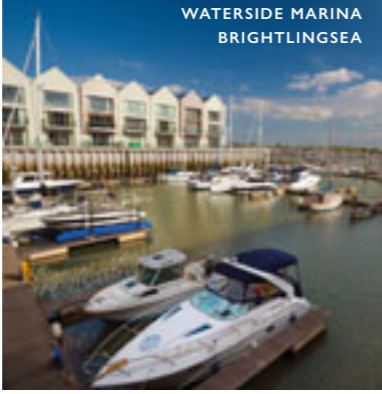
FOSSIL HUNTING
BEACH WALKING AND SAILING
EAST COAST



BATEMAN'S TOWER
THE LEANING TOWER
OF BRIGHTLINGSEA



ST OSYTH BEACH



WATERSIDE MARINA
BRIGHTLINGSEA



COASTAL NATURE RESERVE
WALTON-ON-THE-NAZE



GROYNES AND BEACH HUTS
FRINTON-ON-SEA

The St Osyth Priory Estate is a short drive from St Osyth Beach. Walk a little and you'll see some of the last of the Martello Towers on this stretch of coast. A little further on is Frinton-on-Sea ~ approached by a wide greensward, it's sandy and golden and home to wonderfully retro beach huts.

Find fossils on the neighbouring beach, Walton-on-the-Naze, where there is also a coastal nature reserve, or for good old fashioned British seaside fun, head to Clacton-on-Sea.

If sailing is your passion, one of the finest Yacht Clubs on the East Coast of England, the Colne Yacht Club, is based at Brightlingsea near Colchester and has the best views out over Brightlingsea Creek, the River Colne and the Blackwater Estuary.

RAIL 

DIRECT TRAINS FROM GREAT BENTLEY*

COLCHESTER	19 MINUTES
CHELMSFORD	47 MINUTES
LONDON LIVERPOOL STREET	86 MINUTES

DIRECT TRAINS FROM COLCHESTER*

CHELMSFORD	18 MINUTES
LONDON LIVERPOOL STREET	54 MINUTES

*Journey times and distances, taken from National Rail and Google, are approximate and intended as a guide only.



REMAINS OF ST BOTOLPH'S PRIORY

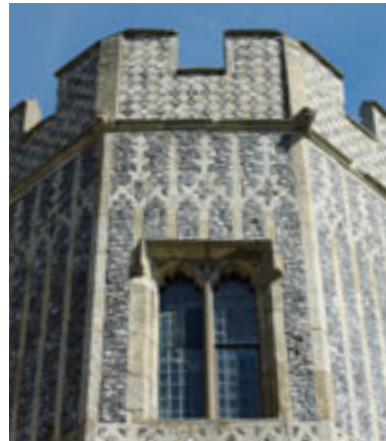


CROUCH STREET COLCHESTER

As Britain's first city and the former capital of Roman Britain, Colchester has many important and unique Roman sites and ruins. The town has a strong cultural identity and arts scene, with numerous galleries, theatres and art venues, a renowned zoo and a bustling town centre with plenty of restaurants and shopping.

St Osyth Priory Estate is just 5 miles by road to Clacton-on-Sea, 12 miles south east of Colchester and 40 miles from Chelmsford. Clacton-on-Sea and Colchester run direct trains to London Liverpool Street. London Stansted and London Southend airports are easily accessible for both domestic and international flights.

WORKING IN PARTNERSHIP
 BREATHING
 NEW LIFE



GEORGE CLARKE, PRESENTER OF TV'S RESTORATION MAN AND AMAZING SPACES, IS PATRON OF THE ST OSYTH PRIORY AND PARISH TRUST

The building of private new homes, the creation of woodland and pasture for rare native breeds and wildlife, and finally breathing new life into the Sacred White Hart public house, through a new restaurant and exquisite holiday accommodation, are all part of a much larger vision the Estate has agreed with Tendring District Council. This includes the Estate Precinct becoming an exclusive wedding venue, utilising Darcy House, the Tithe Barn, and the Chapel.

The Precinct is also planned to be the location of a new visitor centre, café and play barn adjacent to the Tithe Barn, with a farm and gift shop in the Dairy and Cart Shed buildings to sell produce from the Estate and specialist producers. There would also be beauty treatment rooms



and a small spa within the walled garden for those who wish to seriously unwind and be pampered. These facilities are planned to be open to the general public, as is the case with many great country estates. The large scale of the venue would provide the ability to make the venue as exclusive as the wedding party require; and within the parkland there will be follies recreated to provide unique and breathtaking properties available to rent either for wedding guests or as holiday accommodation.

The first of these buildings to be created is the South Lodge. All this activity helps to fund our restoration work to preserve, restore and protect the Estate's significant buildings, including those in the historic Precinct.

MONASTIC AND
COUNTRY HOUSE ESTATE
HERITAGE

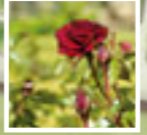
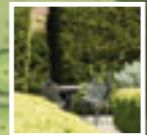
900 YEARS OF HISTORIC BUILDINGS

Reputedly one of the largest collections of remaining ecclesiastical buildings in the country, the St Osyth Priory Estate is quite unique.

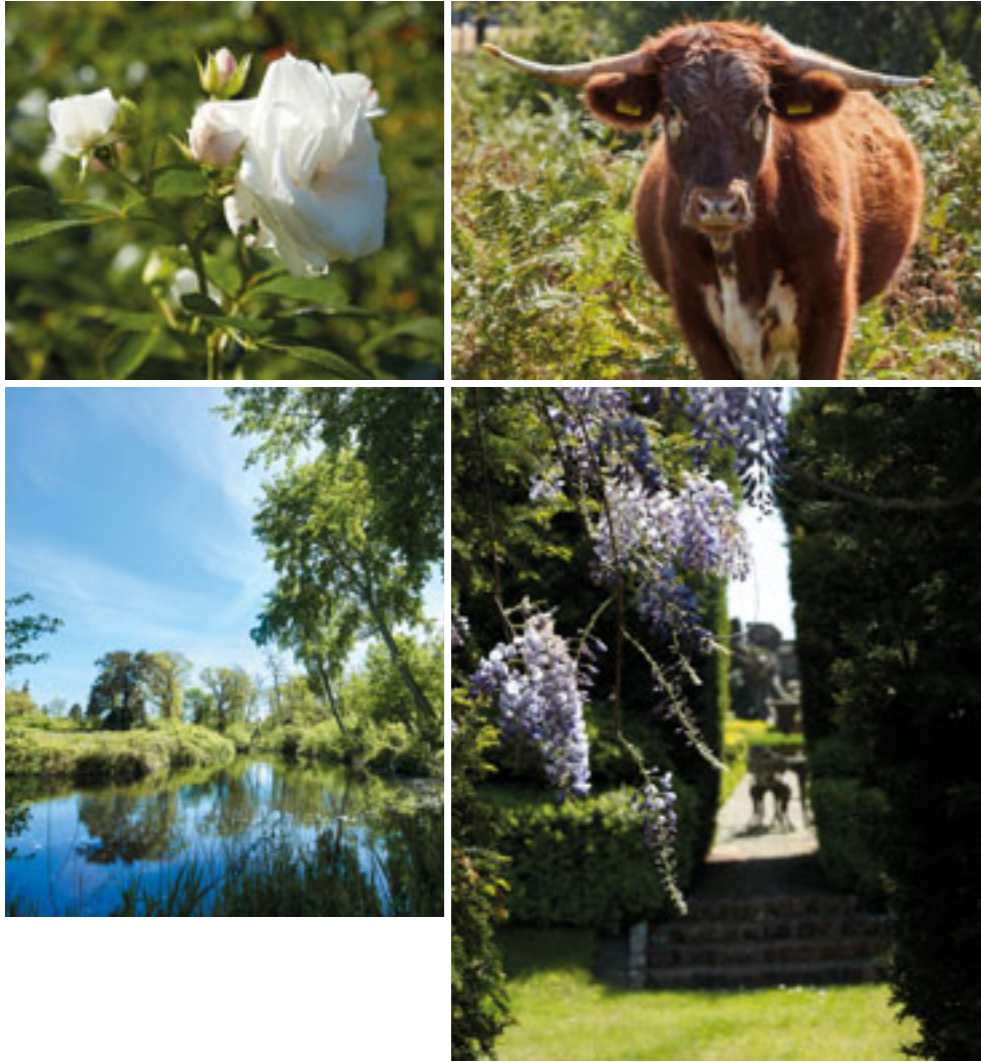
Combining both Monastic and Secular buildings in picturesque harmony, it was initially inspired by the Bishop of London. Thereafter, it was fashioned by the great Abbots and, with the dissolution of the Monasteries, the Lords and Ladies who followed them. These buildings, including the romantic ruins and Abbots Tower (or more accurately Darcy Tower), are rare landmarks that must be truly treasured.

The St Osyth Priory Estate presents 16 separate Grade I, Grade II* and Grade II listed buildings and a significant Scheduled Ancient Monument within the St Osyth Conservation Area. The Estate benefits from ancient gardens and parkland of enormous environmental and ecological interest. It is a special place created over centuries.

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A Friends of St Osyth Group is to be set up by the Estate which will support the valuable work of the St Osyth Priory and Parish Trust. New home owners within the St Osyth Priory Estate enjoy free bronze membership to the Friends of St Osyth for the first three years following its inception. Thereafter, residents will receive a 15% discount on membership. As a member, you'll enjoy various benefits depending upon whether you choose the Bronze, Silver or Gold package. You'll also help preserve, restore and protect the St Osyth Priory Estate for future generations.



MEMBER BENEFITS
**FRIENDS OF
 ST OSYTH**


GOLD
 MEMBERSHIP


SILVER
 MEMBERSHIP


BRONZE
 MEMBERSHIP

All members will receive regular newsletters updating on restoration progress, events and offers which the Estate is holding or running, and the opportunity to attend a private annual summer tour of the Estate. In due course, as and when the planned facilities open, all members would benefit from 10% discount in the newly created shops and cafe/tearoom. Silver and Gold members enjoy a selection of additional benefits, from an annual behind the scenes tour and access to early bird hour walks on public open days, to invitations to exclusive events, local historian talks and the opportunity for commemorative tree planting for people and wildlife alike to enjoy.

THE GARDEN QUARTER
BICESTER, OXFORDSHIRE



THE GARDEN QUARTER
BICESTER, OXFORDSHIRE

THE MANSION AT SUNDRIDGE PARK
BROMLEY, KENT



THE GALLERIES
BRENTWOOD, ESSEX



KING EDWARD VII ESTATE
MIDHURST, WEST SUSSEX



THE GENERAL
BRISTOL

City & Country has a genuine passion to conserve and restore Britain's architectural heritage. Embracing the best of the present, through exceptional design and build standards, it sensitively adds value to special places, to be enjoyed today and cherished by future generations.

City & Country is a family owned business with over 50 years' experience in the restoration and conversion of historic and listed buildings. Through its track record of delivering successful projects, the business is now recognised as the leading heritage developer in the UK. The company works very closely with heritage specialists, local authorities, and conservationists to find sustainable uses for historic and listed buildings, bringing them back into beneficial use.

CHERISHING HERITAGE CREATING THE FUTURE





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The information in this document is intended to act as a guide only to the finished product. Accordingly due to the City & Country policy of continual improvement the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. This information does not constitute a contract, part of a contract or warranty, December 2020.

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CHERISHING
HERITAGE
CREATING THE
FUTURE

CITY & COUNTRY