



PRIORY FIELDS

ST OSYTH

CITY & COUNTRY



WELCOME TO PRIORY FIELDS

Nestled in the peaceful village of St Osyth, a place rich with both nature and history, that's been at the heart of many tales from years gone by. Today, a new community is taking root...

Priory Fields, an exceptional development of 2-5 bedroom homes, is the next chapter of this fascinating location's story. Bringing with it a bright future for the village, while remaining true to the values and traditions learnt over more than a thousand years.



SCAN THE QR CODE BELOW TO
VIEW THE DEVELOPMENT FILM.

A unique blend of *countryside* *and coast*

To live in St Osyth is to appreciate nature in all its glory, just look at the village on a map and you'll see vast expanses of green, bordered by estuaries and seas of blue whilst benefitting from living in 'England's Sunshine Coast', one of the driest places in the UK.



The beautiful surroundings come alive with the harmonious hum of the area's abundant wildlife.

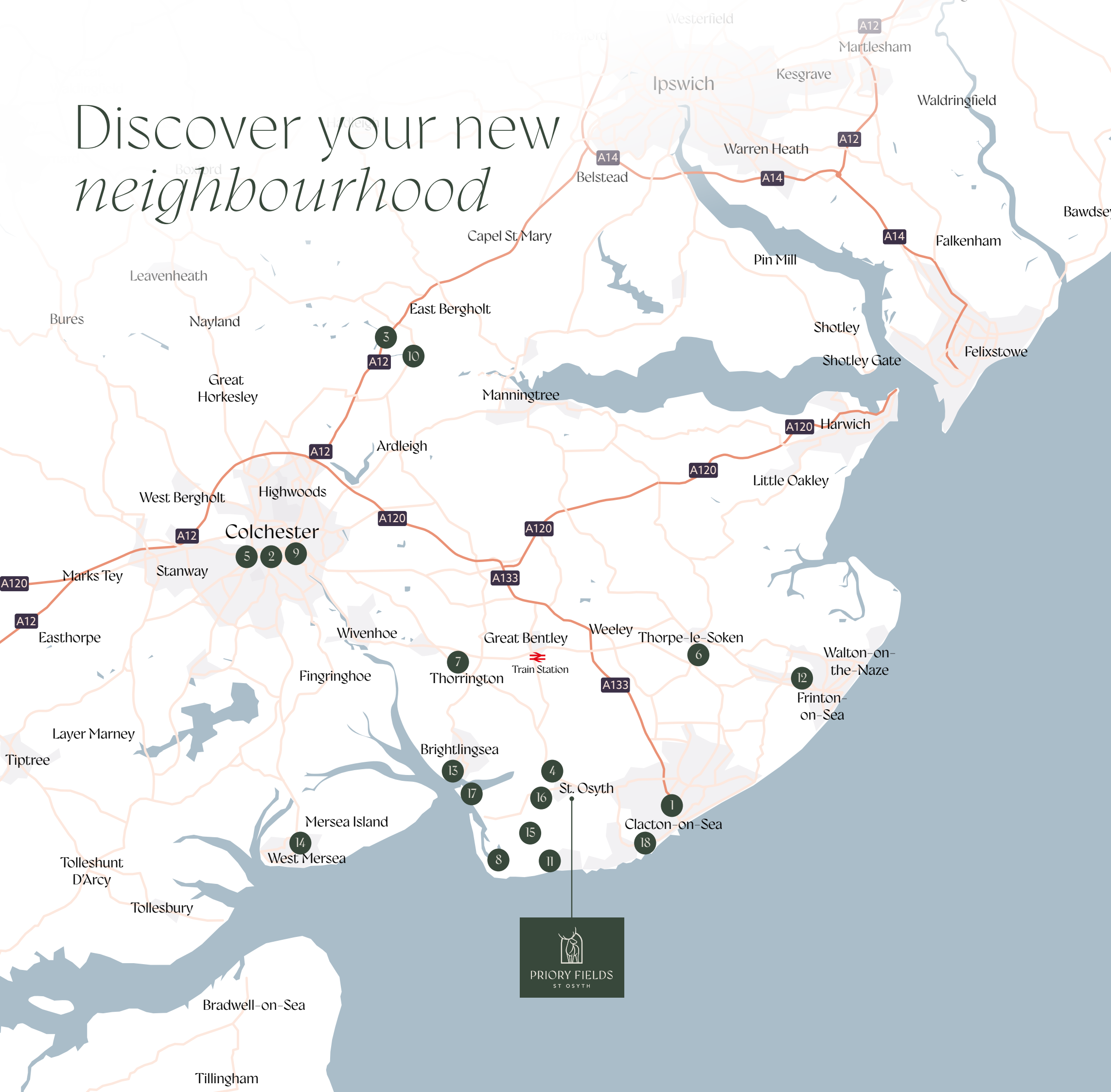
Where the outlook is not only green, it is blue, thanks to the many coastal locations close by. So when you need to switch off, zone out and relax you can choose between the symphony of bird song or the gentle sounds of waves lapping against the shore.

In a world consumed by a need for speed, St Osyth is a refreshing change of tempo. Life moves a little slower here, and that's how the locals like it. There is time to stop and say hello, a community in its truest sense, where neighbours become friends.

The village is served by convenience stores, pubs, a family butcher and a range of cuisines, so you won't go without and you won't be rushed.



Discover your new *neighbourhood*



Points of interest

- 1 Salts By The Sea
- 2 The George Hotel - Surya Hotels
- 3 Talbooth Restaurant
- 4 The Dukes Bistro
- 5 Church Street Tavern
- 6 Lifehouse Spa & Hotel
- 7 Wyvernwood
- 8 Colne Point Nature Reserve
- 9 Colchester Castle Park
- 10 Dedham Vale AONB
- 11 St Osyth Naturist Beach
- 12 Frinton-on-Sea
- 13 Brightlingsea Beach
- 14 West Mersea Beach
- 15 Curve Water Sports Park
- 16 The Priory Estate
- 17 East Essex Aviation Museum
- 18 Clacton on Sea Golf Club



A treat for the *taste buds*

When it comes to first-class cuisine there is no shortage of local places to sample flavours from around the globe.



— The Dukes Bistro, St. Osyth

0.3 miles / 7 min walk

Quaint local café, with a garden now open for you to enjoy breakfast, lunch and dinner. Tea and coffee, beer, wine and other drinks also available.



Salts by the Sea, — Clacton-on-Sea

5 miles / 12 min drive

A seafood restaurant located right on the Kings Promenade with great wines and even better views.



Church Street Tavern, — Colchester

12.5 miles / 27 min drive

A casual affair with sofas and stools, café tables and counters. With coffee each morning, a quick bite for lunch, craft beer and cocktails by night, you'll be welcomed with warmth and hospitality.



— The George, Colchester

11.1 miles / 23 min drive

The George Hotel is both charming and steeped in history. Originally a 500-year-old coaching inn, it is the perfect place to enjoy afternoon tea. This eclectic Victorian-themed experience gives you the chance to indulge with friends over freshly brewed tea, delicious sandwiches, fresh scones and sweet treats, while being surrounded by style and elegance.

Distances and travel times taken from google.co.uk/maps and are approximate only.



— Milsoms & La Talbooth, Dedham

16.4 miles / 25 min drive

Dedham is not only a naturally beautiful spot to spend a day, it is also home to two exceptional restaurants, Milsoms & La Talbooth, where you can choose from a range of traditional or contemporary meals.

Your haven for *rest and play*

Shopping in Colchester

Colchester is the hub for shopping locally. Small independent boutiques rub shoulders with big name brands along the High Street, Trinity Street & Crouch Street. Additionally, head to renowned department store Fenwicks, the perfect place to furnish your new home.



Lifehouse Spa

8 miles / 17 min drive

When rest and relaxation are the order of the day there is nowhere better than the Lifehouse Spa. Allow yourself time to be pampered and emerge revitalised.



Wyvernwood

4.8 miles / 9 min drive

A great day out for families where you can meet dragons, fairies, wizards and more in a beautiful outdoor setting. Explore the castle, the galleon, and the well-being woods in this enchanting world.



Golf

The local area is well served by golf courses, with something for all ages and abilities. There are clubs in both Clacton and Frinton-on-Sea. The premier course in the region is at Stoke-by-Nayland Resort.



Distances and travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



Fishing

Discover Lodge Farm in St Oysth, a lake dug around 2005 with great landscaping to make the time even the more enjoyable. Stocked with carp ranging up to 38lb! The water is used to irrigate the farmers crops, and the lake totals approximately 10 acres in size and has 28 swims.

Sailing

St Oysth Boatyard is a family business operating under current ownership for more than 30 years, on a site that has a history as a port for over 800 years. With a variety of services for a mixture of boat sizes, it is easy to get onto the open waves from here.

Wake boarding

Curve Water Sports offers everything you need for an unforgettable day out on the water. From action-packed wake boarding lessons to mastering kayaking or stand-up paddle boarding, they have a variety of experiences for all skill levels. They offer 1-2-1 wake boarding lessons with qualified instructors, pro sessions, children's courses and tuition for every age and ability.

Paddle boarding

Get out onto the water and try the UK's largest growing sport STAND UP PADDLE BOARDING on the stunning lake in St Oysth, Essex. The stunning 8 hectare lake provides the perfect location to paddle board, in a safe location and calm waters.



Across both the coast *and* *countryside*

Colne Point Nature Reserve

Colne Point is an impressive expanse of saltmarsh, creek and shingle, running along the coastline at the mouth of the Colne Estuary, perfect for bird watching and exploring the natural habitat.

Distances and travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.

Nature at *your doorstep*

Living close to natural surroundings brings profound benefits to mental and physical well-being. Access to green spaces, such as woods, parks, or coastlines, offers a tranquil escape from daily stresses and promotes relaxation. Expose yourself to natural light and fresh air at one of the many local outdoor attractions, and feel your mood lift, your energy levels rise, and your sleep quality improve.



PRIORY FIELDS



Colne Point Nature Reserve

4.2 miles / 16 min drive

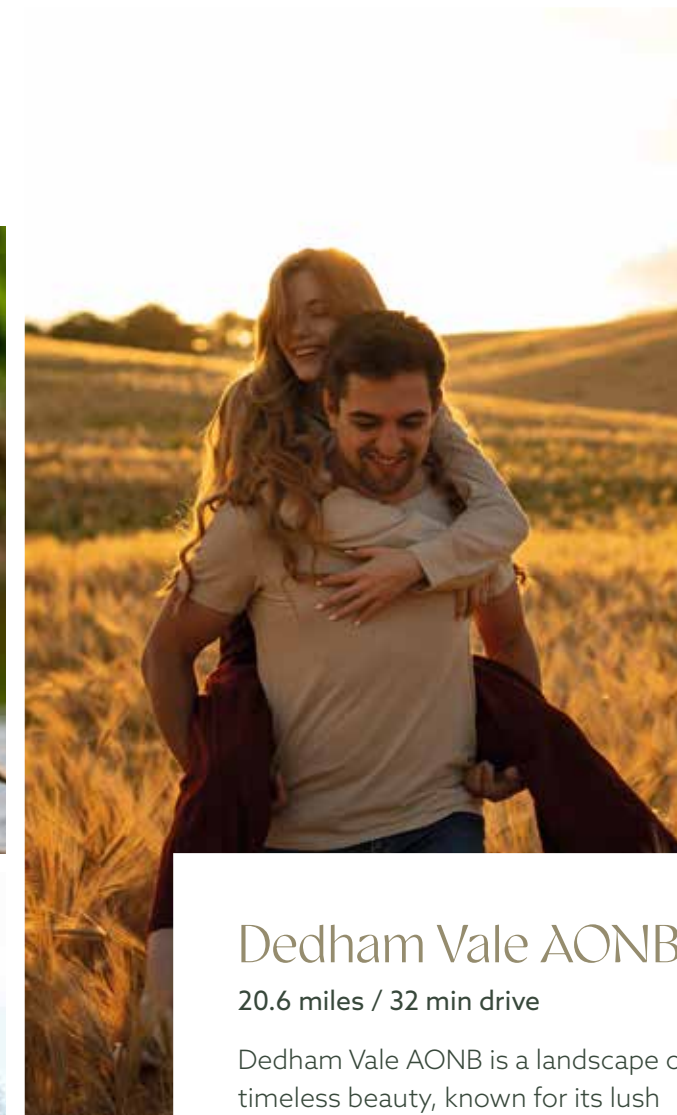
Just minutes from your new front door, Colne Point Nature Reserve is an impressive expanse of saltmarsh, creek and shingle, running along the coastline at the mouth of the Colne estuary, home to many species of bird and a stopping point for others making long migration journeys.



Colchester Castle Park

11 miles / 23 min drive

A historic haven in the heart of the town, with beautifully maintained gardens and ancient trees surrounding the iconic Colchester Castle. Winding paths lined by colourful flower beds snake throughout the park providing a blend of history and natural beauty.



Dedham Vale AONB

20.6 miles / 32 min drive

Dedham Vale AONB is a landscape of timeless beauty, known for its lush meadows and mills. It has inspired the works of renowned artists and continues to offer a peaceful retreat, where the charm of English rural life is preserved.

Distances and travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



Embrace the essence *of coastal living*



St Osyth Beach

3.4 miles / 11 min drive

Encounter the waves of the North Sea minutes from your door. Known for its relaxed atmosphere, the beach invites visitors to enjoy everything from a peaceful seaside stroll to summer picnics and family gatherings.



Frinton-on-Sea

10.9 miles / 26 min drive

Delightful, family-friendly and known for its unspoiled sandy beach and welcoming atmosphere. Frinton-on-Sea is perfect for family days out. It offers safe swimming areas, beach huts for hire, and an inviting promenade ideal for leisurely strolls.



Brightlingsea Beach

7.3 miles / 17 min drive

Its scenic waterfront and charming marina make Brightlingsea a lovely place to spend an afternoon. The town boasts a rich maritime history, and a variety of welcoming cafés if you become peckish during your visit.



Mersea Beach

19.2 miles / 39 min drive

A perfect day-trip, where visitors of all ages can enjoy the charm of the island. Known for beaches and fresh sea air, younger visitors can enjoy crabbing along the coast, while adults can savour renowned local seafood, particularly the island's famous oysters, all creating a memorable day out.

Distances and travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



←
COLCHESTER
for cafes, shopping,
seafood and the
historic castle.

Be a part of *something special*

Priory Fields will deliver a collection of exquisite new homes.

Situated on the periphery of the village of St Osyth, these homes are set amidst rolling countryside that awaits exploration, perfect for those that love fresh air and the great outdoors.

A village green is central to the plans of the new development and will provide a space for community events and celebrations. A play park will also allow the neighbourhoods younger residents to meet, play and let off some steam.

Homeowners will also be able to benefit from access to all of the amenities provided within the aforementioned St Osyth Priory Estate. Which is expected to quickly become the go to destination in the local area for relaxation, leisure and events.

Layout is indicative only, and subject to change. Please ask the Sales Team for details. Future development subject to change and planning.



← **COAST**
for fishing,
sailing, wakeboarding,
paddle boarding and more!

**CLACTON
-ON-SEA** →
for golf, beaches,
and seaside fun for
all the family!



Let's take a closer look

The first phase of new homes at Priory Fields will be built primarily off the main tree-lined road that runs through the development. An excellent selection of sizes and layouts will ensure there is truly a home for everyone.

The quality and craftsmanship of these first homes will really set the tone for what is to come in future phases. Homes at Priory Fields from Permitted Development Rights which allows homeowners to create small extensions and/or outbuildings without the need for planning permission.

*further details can be obtained from the local planning office

2 BEDROOM HOMES

- RUSKIN**
PLOTS 12, 13, 31 & 32
- SCOTT**
PLOTS 127 & 128

3 BEDROOM HOMES

- WEBB A**
PLOTS 123, 124, 182 & 183
- WEBB B**
PLOT 30
- GOODRIDGE**
PLOT 188
- OATLEY B**
PLOT 181
- OATLEY C**
PLOTS 8, 9, 180, 189 & 190
- PARKER**
PLOTS 10, 28, 29 & 179

4 BEDROOM HOMES

- KENDALL**
PLOT 11
- BENTLEY**
PLOTS 1, 125 & 185
- MACKINTOSH**
PLOT 122
- ASTON**
PLOT 121
- AUSTIN A**
PLOT 186
- AUSTIN B**
PLOT 187
- SOANE**
PLOT 126

5 BEDROOM HOMES

- VERNON**
PLOTS 27 & 184

● BOLLARD | BCP BIN COLLECTION POINT | V VISITOR PARKING

Layout is indicative only, and subject to change. Please ask the Sales Team for details. Future development subject to change and planning.



ST OSYTH PRIORY ESTATE



St Osyth's Priory

The village is synonymous with its Priory, The St Osyth Priory estate can trace its history back almost 1,400 years, to the legend that gives the estate its name. Osyth was an English saint, forced by her father into marriage with the King of Essex.

But her heart had always been set on service to God, so while her husband ran off to hunt down a beautiful white stag, Osyth persuaded two local bishops to accept her vows as a nun. After her husband's death, she established a convent in the hamlet of Chich, which later took her name, now St Osyth.

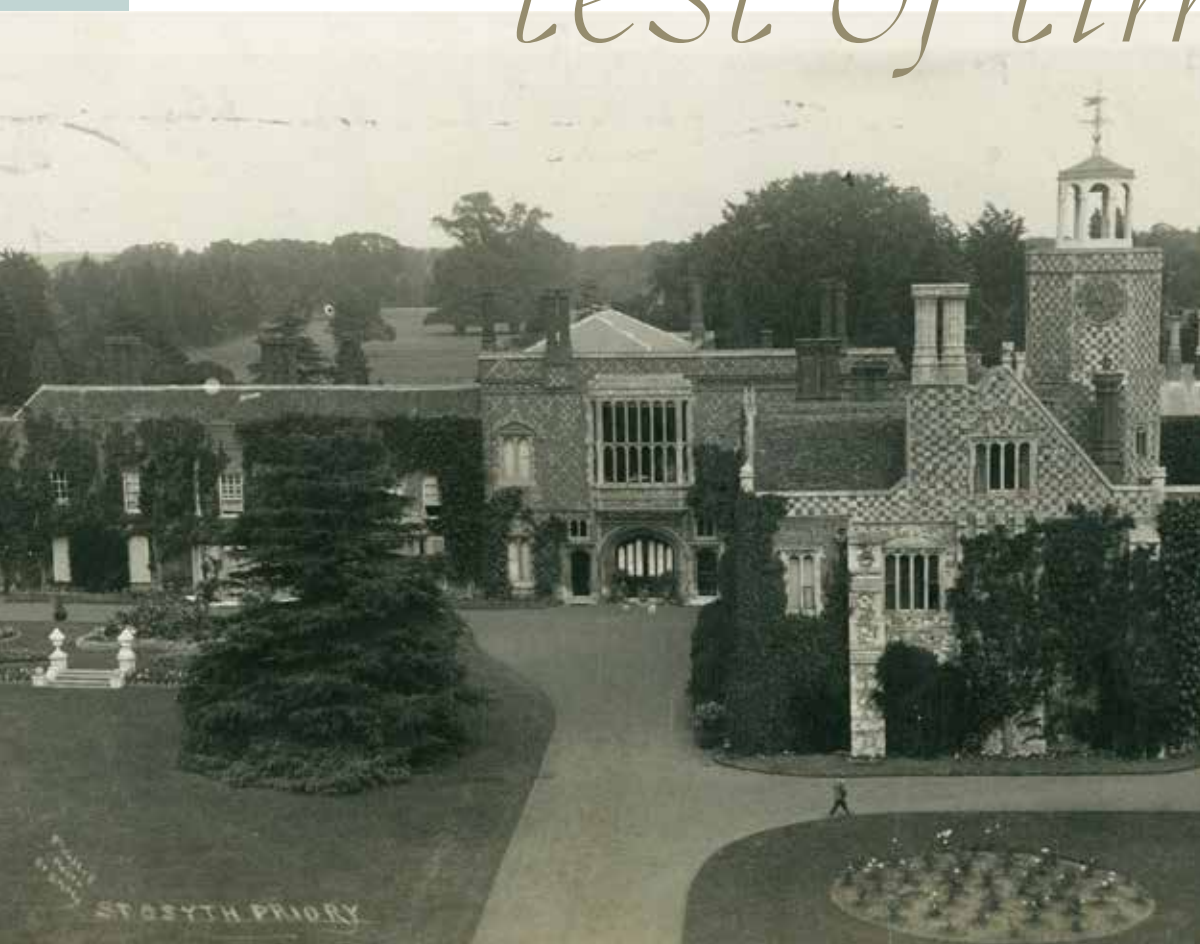
Centuries later, the religious institutions of Roman Catholic Britain vehemently opposed King Henry VIII's decision to establish the Church of England and install himself as its leader following the refusal of Pope Clement VII to annul his marriage to Catherine of Aragon. In retaliation, the King decided to strip the monasteries of their considerable wealth and property holdings and the Abbey was dissolved in 1539.

The many, many years that have followed have seen various owners each with their own ideas and renovations for the Priory, whilst the grandeur and fascinating past of the Priory remains, work needs to be done to secure its future.

City & Country, as experts in restoration projects are a vital part of the team that is returning the Priory to its former glory. It will once again become an iconic destination. Home to a vibrant new community, a country pub, a farm shop and exquisite holiday accommodations, enhancing the estate's historical and ecological value.



Standing the *test of time*



St Osyth is steeped in a rich history and heritage, it has been used as farmland by Romans, called home by Saxons and been subjected to raids by Vikings. The vast array of visitors, settlers and dwellers over the centuries have shaped the village of today.

Whispers of tales and legends from deep in the past still echo softly throughout the village.

St Osyth is serious about its history, there are no fewer than 116 listed buildings within the parish, ensuring that the marks made by those in years gone by, remain to inspire and teach those that are yet to come.

49

The Romans founded a Colonia (Colony) at Colchester for retired soldiers. Each retiree was given space for a house within Colchester and land for farming outside the city.

Throughout the Roman occupation, the agricultural land at St Osyth would have been supplying crops and animals for Roman Colchester.

1118

Work on St Osyth Priory and the Parish Church started in 1118. The village and surrounding manors together with many other parcels of land were given to the Priory by the King and wealthy landowners for income.

St Osyth Village was to benefit for a long time due to its Abbey as it provided employment, learning, healthcare and charity.

1921

The village was a focus for the St Osyth witch persecutions in the 16th and 17th centuries, where it is known that fourteen women were tried and ten local women were hanged. In 1921 however the skeletons of two women, one in chains, were discovered in the garden of a house in the village. One was claimed to be the witch Ursley Kempe, who was the first to be prosecuted. The skeletons became a local tourist attraction and remain to this day...

Today

St Osyth Priory is now owned by City & Country, so the company has a real long-term interest in the area. The Priory itself is being restored to its former glory while also being prepared to thrive in the 21st Century, with the provision of a wedding venue, spa, farm shop and country pub. Plus, new homes and premium holiday accommodation will attract new people to the village.
www.stosythpriory.co.uk



695–1066

Viking raids began about 695 and continued until William the Conqueror invaded in 1066. Vikings were Pagan Norsemen from Scandinavia but had settled all along the continental North Sea coast even as far as Normandy.

Legend has it the local noblewoman, Osyth, was beheaded by Viking raiders because she refused to worship their Pagan Gods. It is claimed she then picked up her head and walked to the local Chapel door where she knocked three times and collapsed.

1539

Between 1536 and 1541 English monasteries, abbeys and convents had their lands and wealth confiscated by King Henry VIII. St Osyth Abbey was peacefully dissolved in 1539.

1999

The Priory was purchased by its current owners and the current restoration plans began. This includes creating a vibrant new community with private new homes, a country pub, a farm shop and exquisite holiday accommodations, enhancing the estate's historical and ecological value.





Your private outdoor sanctuary

Some of life's most cherished moments are experienced outdoors – whether it's watching your children play in the garden, hosting family and friends for a barbecue, or unwinding with a cold drink as the sun sets.

At Priory Fields, the homes have been thoughtfully designed to bring the beauty of the surrounding countryside to your doorstep, seamlessly extending your living space into the outdoors.

From long summer evenings spent entertaining friends, to crisp autumnal mornings wrapped in a blanket with a freshly brewed coffee, or tranquil spring afternoons listening to nature's song, this is a space where you can truly unwind and embrace the tranquillity of nature.

With access to the circular walk of St Osyth Priory, immerse yourself in green space and numerous play areas for the little ones.



The reimagination of an icon

An ambitious vision is becoming reality with City & Country at the forefront of breathing new life and opportunity into the Priory and village of St Osyth.

The Sacred White Hart public house will be completely revamped, with a new restaurant and premium holiday accommodation, providing the perfect meeting place for the community.

The Priory Estate will soon be the venue for the greatest and happiest day of people's lives as it becomes an exclusive wedding and events venue, utilising Darcy House, the Tithe Barn, and the Chapel to host ceremonies and receptions.

The plans also include a new visitor centre, café and play barn, with a farm and gift shop in the Dairy and Cart Shed buildings which will sell produce from the Priory Estate as well as specialist products from other local businesses.

Beauty treatment rooms and a small spa will also be delivered, further elevating the Priory and it's lifestyle offering.

Plus, the creation of woodland and pastures for the rare breed native animal species and wildlife, reaffirms the commitment to allowing nature to flourish.

Expert craftsmanship true to the existing architecture of the Priory will be employed to bring the estate into the 21st century and make it a destination for the village's residents as well as a highly desirable location for those wishing to tie the knot.

Homeowners at Priory Fields will benefit from the facilities and amenities of the wider St Osyth Priory Estate.



Subject to change.



Explore your connections



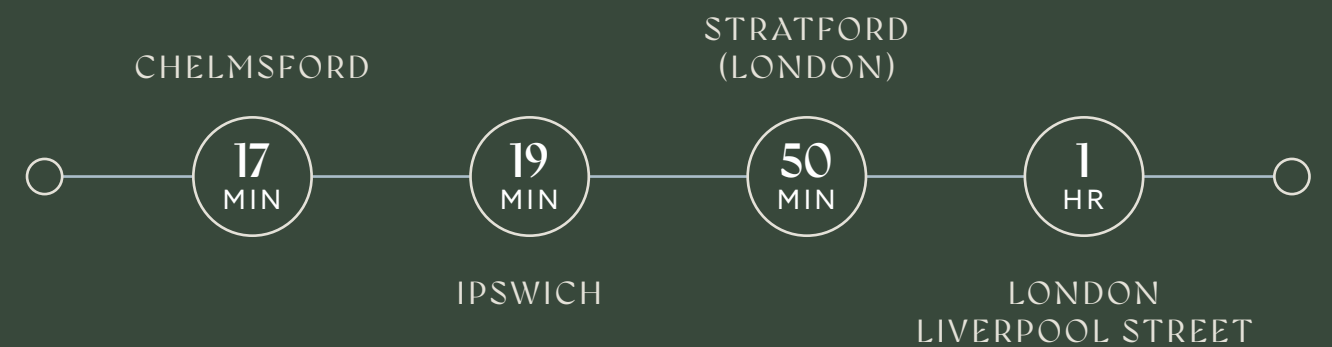
Located on the Essex coastline, St Osyth is nestled between beautiful beaches and historic towns such as Colchester and Clacton-on-Sea. Offering a slower pace of life and peace and quiet St Osyth has good connections to the surrounding towns and cities such as Colchester.

By car



By train

FROM COLCHESTER TRAIN STATION
(GREATER ANGLIA SERVICE)



Direct trains run from Great Bentley to London Liverpool Street during rush hours and take 1hr 20mins.

Train times taken from nationalrail.co.uk. Driving times taken from google.co.uk/maps and are approximate only.

Learning for a *brighter future*

The area is host to a range of schools for all ages, from early learning locally up to further education opportunities such as The University of Essex, only 9 miles away.



Local Education

WWW.PRIORYEDUCATIONCENTRE.CO.UK

The St Osyth Priory Education Centre welcomes hundreds of children to St Osyth Priory through its school trips education programme. Led by trained teachers, students are able to immerse themselves in the Estate's ancient history and historic buildings as well as discover the magical natural world and wealth of wildlife within its walls.

PRIMARY SCHOOLS

ST OSYTH
PRIMARY SCHOOL
1.0 miles / 5 min drive

CANN HALL
PRIMARY SCHOOL
3.5 miles / 10 min drive

GREAT BENTLEY
PRIMARY SCHOOL
5.8 miles / 14 min drive

SECONDARY SCHOOLS

CLACTON COASTAL
ACADEMY
3.9 miles / 12 min drive

CLACTON COUNTY
HIGH SCHOOL
5.0 miles / 15 min drive

COLNE COMMUNITY
SCHOOL
6.7 miles / 14 min drive

UNIVERSITIES

UNIVERSITY OF ESSEX
8.9 miles / 18 min drive

COLCHESTER
INSTITUTE
13.0 miles / 39 min drive

Proximity to schools mentioned is for information only and is not a guarantee of admittance.
Distances and travel times taken from google.co.uk/maps and are approximate only.



Heritage
and home,
entwined



Timeless style and *refined elegance* in every home



Each residence has been thoughtfully crafted to meet the diverse needs of modern living, offering an exceptional standard of contemporary comfort. Sophisticated interiors seamlessly merge with exquisitely designed exteriors, resulting in premium homes that are a perfect fusion of style and lasting appeal.

Flooded with natural light during the day and offering a warm, inviting atmosphere by night, the expansive living spaces are ideal for gathering with family and friends. Large windows and double doors open directly to the garden, filling the rooms with sunlight, while the neutral colour scheme allows for easy personalisation, allowing you to infuse your new home with your unique style effortlessly.



In a City & Country home, attention to detail is paramount, with carefully chosen materials, premium appliances, and a harmonious blend of traditional design elements with modern technology. Each home is equipped with superfast broadband ensuring smooth, stress-free remote working and uninterrupted streaming or gaming for the entire family.

Whether you're hosting a dinner party or preparing a hearty family meal, the spacious kitchen is designed to be the heart of the home where cherished memories will be made. Beautifully appointed, it features luxurious Amtico flooring, and high-quality integrated appliances within an open-plan layout, providing the perfect space for bringing loved ones together.



*A retreat for
relaxation
and comfort*



Designed as a true sanctuary, the bedrooms offer an elegant blend of spaciousness and serenity. With a soft, neutral colour palette and large layouts that maximise natural light, these rooms create the perfect environment for unwinding.

Every element has been meticulously selected, from the luxurious 100% textured Cormar primo plus carpet, offering a soft, comforting feel beneath your feet, to the master bedroom's with built-in wardrobes that provide ample storage, keeping everyday essentials neatly tucked away and out of sight.

After a busy day, there's nothing quite like retreating to your own peaceful haven. The beautifully designed bathrooms are fitted with a contemporary mix of Vado brassware and Laufen Pro ceramics, complemented by porcelain wall and floor tiles. This thoughtful design creates a calming space to relax, refresh, and leave behind the stresses of the day.



The *natural* environment

Energy efficiency and *sustainability*

City & Country homes are designed with a commitment to energy efficiency and sustainability, and are built to meet the latest environmental standards and regulations. This not only makes them more eco-friendly but also more cost-effective to maintain.

Wherever possible, our homes incorporate features such as water conservation systems, low-energy lighting, enhanced insulation, heat-retaining materials, high-performance doors and windows, energy-efficient appliances, and modern boilers. Many properties also include provisions for electric vehicle charging, underfloor heating, and smart home technologies to further enhance efficiency and comfort.



At City & Country, we are dedicated to integrating beautifully landscaped, biodiverse environments within all of our developments. We make significant investments in protecting and enhancing natural surroundings and local ecosystems, taking pride in designs that harmonise with the landscape. Collaborating with environmental advisory bodies, we ensure that every effort is made to conserve and restore important natural habitats.

60 YEARS
FAMILY OWNED

Using over 60 years of renovation knowledge and skill to create outstanding new homes.

The City & Country *difference*

City & Country has a genuine passion to conserve, restore and create Britain's architectural heritage and we are immensely proud of our reputation as the UK's leading heritage developer. Embracing

the best of the present, through exceptional design and build standards, we sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.

CHOICE OF HOMES

We offer our customers an unrivalled choice of properties in some of the UK's most desirable locations. From city penthouses to country mansions, modern studio apartments and traditional family homes and from countryside to the coast, you will find the perfect home for your lifestyle.

QUALITY, SPECIFICATION AND DESIGN

Quality is at the centre of everything that City & Country does. By combining experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship, we deliver successful, award-winning developments. Every detail is thoughtfully considered, materials and appliances carefully selected and traditional features complemented by the very best of modern technologies. Our homes consistently exceed expectation in terms of innovative, sympathetic design and high quality.

EXCEPTIONAL CUSTOMER SERVICE

As a first-class business we place the highest priority on customer care and delivering an exceptional experience. City & Country is delighted to have been announced as a winner of the 2022 In House Gold Award for Customer Service Satisfaction from our purchasers.

PLACEMAKING FOR TODAY AND FUTURE GENERATIONS

Realising opportunity and creating lasting value is important to our decision making, and we are renowned for breathing new life and purpose into places through remarkable transformations where people and communities thrive, and people love the experience of living. We want our developments to be as special to our generation as they were to past generations. Our involvement also helps to regenerate surrounding areas and to bring employment opportunities, sympathetic design and high quality.



MANNINGTREE
—PARK—

Manningtree Park is an award-winning development providing an exquisite collection of new homes in the charming market town of Manningtree.

WWW.MANNINGTREEPARK.CO.UK

LARGE OPEN GREEN SPACES
BEAUTIFULLY BUILT NEW HOMES
SPACIOUS GARDENS



Sanderling
Reach

Sanderling Reach is an exceptional selection of new homes located by the sea on Mersea Island.

WWW.SANDERLINGREACH.COM

500 METRES FROM THE BEACH
QUALITY APPLIANCES INCLUDED
CAREFULLY CONSIDERED LAYOUTS



Award-winning homes since 1962

City & Country has over 60 years’ experience in the restoration and conversion of historic and listed buildings and the development of new homes within sensitive conservation areas.

2024

WHATHOUSE? AWARDS

Housebuilder of the Year

Best Medium Housebuilder

Bronze for Best Exterior Design

UK AWARD PROPERTY AWARDS

Best Residential Development –
1840 St George’s Gardens

Best Single Apartment –
Factory No 1 (The Director’s Suite)

Best Apartment Development –
1840 St George’s Gardens

Best Residential Development, London –
1840 St George’s Gardens

Best Apartment Development, London –
1840 St George’s Gardens

Best Single Apartment, London –
1840 St George’s Gardens (CC18)

Best Residential Development, Wiltshire – Burderop Park

Best Residential Development, Bristol – Factory No.1

Best Apartment Development, Bristol – Factory No.1

Best Single Apartment, Bristol – Factory No.1
(The Directors Suite)

Best Residential Development, Essex – Manningtree Park

Runner Up, Best Residential Development, Essex –
Sanderling Reach

EVENING STANDARD AWARDS

Highly Commended for Best Conversion for
the remarkable transformation of The 1840,
St George’s Gardens

2023

WHATHOUSE? AWARDS

Gold – Best Luxury House
The Lakehouse at St Osyth Priory, Essex

Gold – Best Renovation
The Kitchen Yard at The 1840,
St George’s Gardens, London

Silver – Best Medium-Sized Housebuilder
City & Country

Silver – Best Public Realm – St Osyth Priory, Essex

Silver – Best Renovation
The Engine House at King Edward VII Estate,
West Sussex

Bronze – Best Renovation
Regent House & The Directors’ Suites
at Factory No.1, Bristol

Bronze – Best Exterior Design
The Lambourne at Sanderling Reach, Essex

UK PROPERTY AWARDS

Winner – Best UK Residential Development
The 1840, St George’s Gardens, London

Winner – Best UK Apartment Development –
Factory No.1, Bristol

Winner – Best Residential Development Wiltshire –
Burderop Park

Winner – Best Residential Development Essex –
Manningtree Park

Winner – Best Residential Development London –
The 1840, St George’s Gardens

Winner – Best Apartment Development Bristol –
Factory No.1

Winner – Best Residential Development Essex –
Sanderling Reach

2023 continued

EVENING STANDARD AWARDS

Winner – Best Out of London Home
The Lakehouse at St Osyth Priory, Essex

Winner – Best Conversion
The Engine House at King Edward VII Estate, West Sussex

Highly Commended For Best Conversion
The 1840, St George’s Gardens, London

FIRST-TIME BUYER AWARDS

Winner – Best Large Development – Factory No.1, Bristol

HOUSEBUILDER AWARDS

Winner – Best Refurbishment –
The 1840, St George’s Gardens, London

Best Refurbishment Finalist –
King Edward VII Estate, West Sussex

SUSSEX HERITAGE AWARDS

Winner – Best Landscape & Gardens –
King Edward VII Estate, West Sussex

Winner – Best Large Scale Residential –
King Edward VII Estate, West Sussex

BRISTOL PROPERTY AWARDS

Best Residential Development Finalist – Factory No.1, Bristol

Best Transformation Finalist – Factory No.1, Bristol

2022

EVENING STANDARD NEW HOMES AWARDS

Winner – Best Apartment,
The 1840, St George’s Gardens, London

EVENING STANDARD NEW HOMES AWARDS

Highly Commended for Best Conversion,
The 1840, St George’s Gardens, London

EVENING STANDARD NEW HOMES AWARDS

Highly Commended for Best Small Development,
Burderop Park, Wiltshire

IN-HOUSE RESEARCH 2022

Gold Award for Customer Satisfaction

SCOTTISH HOME AWARDS

Renovation of the Year – The Playfair at Donaldson’s, Edinburgh

2021

WHATHOUSE? AWARDS

Gold – Best Renovation,
The 1840, St George’s Gardens, London

Gold – Best Apartment Scheme,
The Playfair at Donaldson’s, Edinburgh

HOME BUILDER AWARDS

Heritage Property Development Specialists
of the Year – UK

Best Historic & Listed Buildings Restoration Company –
Southern England

2020

EVENING STANDARD NEW HOMES AWARDS

Special Commendation for Best Conversion,
The Mansion at Sundridge Park, London

SCOTTISH HOME AWARDS

Winner – Apartment Development of the Year,
The Playfair at Donaldson’s, Edinburgh

UK PROPERTY AWARDS

Winner – Best Residential Renovation / Redevelopment,
Factory No.1, Bristol

2019

WHATHOUSE? AWARDS

Silver – Best Renovation,
The Mansion at Sundridge Park, London

EVENING STANDARD NEW HOMES AWARDS

Winner – Best Apartment,
The Mansion at Sundridge Park, London

Special Commendation –
Outstanding Architectural Merit,
The Mansion at Sundridge Park, London



DISCLAIMER. CGIs are indicative only. Photography is indicative only and of other City & Country Show Homes. Travel times sourced from Google Maps, and National Rail. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. 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. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the appointed agents to ascertain the availability of any particular type of property. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves as to their correctness. Sanderling Reach is a marketing name and does not form a part of the postal address. 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. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification of Manningtree Park.

Helping you buy



Part Exchange

Part Exchange* is a service that allows you to move chain-free and without hassle into your chosen City & Country home. We will buy your current home from you at an agreed price paving the way for you to make your move.

Assisted Move

Assisted Move offers the chance to exclusively reserve the home of your choice for a pre-agreed period of time whilst we help you sell your current property. You can then relax knowing that your dream home is off the market and that you have a dedicated team working to get you moving as simply and quickly as possible.

Deposit Unlock

Whether you're a first-time buyer or an existing homeowner, with Deposit Unlock you could buy selected new build homes with just a 5% deposit. The scheme is devised in collaboration with lenders and the housebuilding industry and enables first time buyers and existing homeowners to purchase a new-build home with a 5% deposit* as well as providing customers with competitively priced mortgage products.

Peace of mind

For extra peace of mind, our homes come with a two-year City & Country defects liability warranty, and a 10-year structural warranty.

*T&Cs apply, speak to a sales advisor for further details





Visit us *today*

Book Your Appointment
to Visit our Marketing Suite

Open Thursday – Monday 10am-5pm

01255 444890

WWW.CITYANDCOUNTRY.CO.UK/PRIORY-FIELDS

DISCLAIMER. CGIs are indicative only. Photography is indicative only and of other City & Country Show Homes. Travel times sources from tfl.gov.uk, Google maps, and National Rail. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. 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. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the appointed agents to ascertain the availability of any particular type of property. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves as to their correctness. Priory Fields is a marketing name and does not form a part of the postal address. 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. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification of Priory Fields. Produced February 2025.





CITY & COUNTRY