

# BAWDSEY MANOR

BAWDSEY, WOODBRIDGE, SUFFOLK





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BAWDSEY, WOODBRIDGE, SUFFOLK, IP12 3AZ

Woodbridge 12 miles ♦ Ipswich 20 miles  
London Liverpool Street 1 hour 30 minutes by train from nearby Woodbridge Station  
*(Distances and times are approximate)*

**GRADE II\* LISTED MANOR HOUSE SITUATED ON THE SUFFOLK HERITAGE COAST WITH EXTENSIVE ANCILLARY ACCOMMODATION, GARDENS AND GROUNDS AND PANORAMIC VIEWS.**

**FORMER SCHOOL SUITABLE FOR A RANGE OF ALTERNATIVE USES AND DEVELOPMENT SUBJECT TO OBTAINING THE NECESSARY CONSENTS.**

#### **Additional accommodation and amenities**

Grade II Listed Formal Gardens.

Clock Tower Complex of buildings of Victoria design and Grade II Listed, used for educational purposes.

Grade II Listed Two storey garden cottage and adjoining buildings, including gymnasium.

Further teaching facilities and residential accommodation for both staff and pupils.

Playing Fields, tennis courts and squash court.

Properties at Bawdsey Quay, including self-contained cottages, water sports centre and café.

Historical radar Transmitter Block (Grade II\* Listed), Receiver Block (Grade II Listed) Generator House and Water Tower.

Gatehouse.

Approximately 85,114 sq ft (7,912 sq m) GIA.

Approximately 144 acres (58 hectares).

**Freehold.**



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Viewing by appointment only.

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Your attention is drawn to the Important Notice on the last page of the brochure.



## AREA

- ◆ Bawdsey Manor occupies a majestic location on Pleistocene Cliff, overlooking the River Deben estuary on the Suffolk Heritage Coast with access to Bawdsey Beach. Its scenic setting is filled with grandeur and variety; boasting a mosaic of heathland, woodland and cliff tops encompassing the estuary.
- ◆ Bawdsey Manor is situated 10 miles from Sutton Hoo in Woodbridge, home to the burial site of Anglo-Saxon kings whilst the historic castles of Orford and Framlingham are 15 miles and 22 miles away respectively. Aldeburgh, located around 20 miles further up the coast, with its distinctive architecture is well known for being an artistic and literary centre, hosting as it does the annual Aldeburgh Festival of Music and the Arts and the annual Poetry Festival. Southwold, a further 20 miles up the coast from Aldeburgh, is another quintessential English seaside town, surrounded by picturesque countryside which is interspersed with small villages, famed for its Grade II Listed lighthouse, Adnams Brewery and award winning pier.



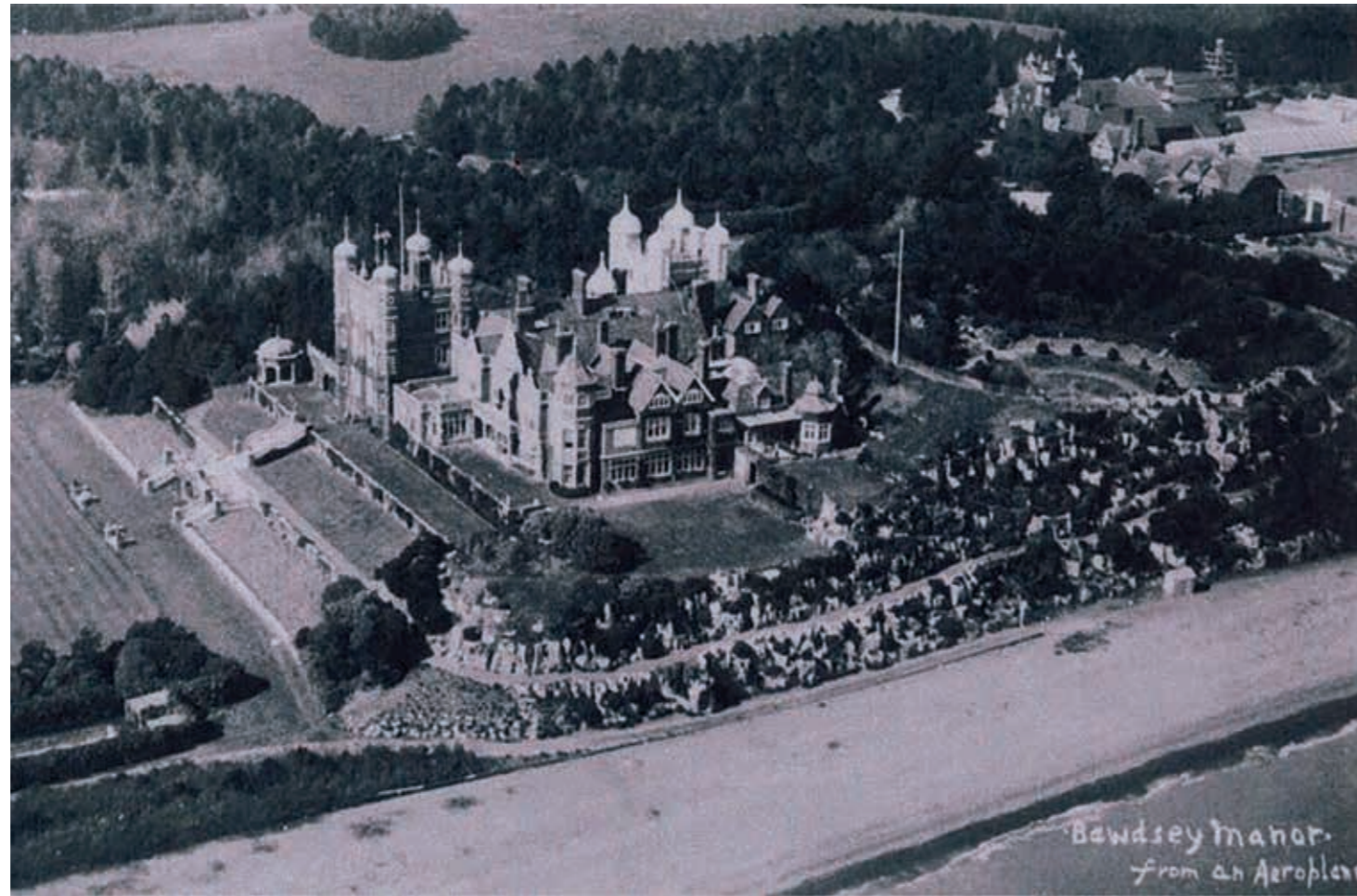
## BAWDSEY MANOR AND ITS HISTORY

The land belonged to the Earls of Dysart when, in 1809, Martello Tower V was constructed against the invasion of Hollesley Bay by Napoleon. The Estate was later acquired in 1873 by William Cuthbert Quilter ushering in the creation of the Manor House.

Occupying a prominent coastal position at the mouth of the River Deben and once described as a 'fine new mansion by the sea', the design of the Manor House was originally conceived by a local architect, William Eade and intended as a holiday home for the Quilters. Bawdsey Manor was built in 1886 and it was enlarged in 1895 to become the principal residence of Sir William Cuthbert Quilter.

The Manor House was further developed with the help of architect Alfred Parsons, together with his partners, Captain Partridge and Charles Tudway. The Red Tower on the North West corner of the Manor, a red brick building with four storey octagonal turrets, was added to the Manor in 1895. The White Tower, completed in 1904, is largely viewed as being the most prestigious addition to the Manor itself built over three storeys comprising a number of mullioned windows and turrets with corner domes.

William Cuthbert Quilter continued to acquire land in the immediate locality. Following his death in 1911, he was succeeded by his son William Eley Cuthbert Quilter, who, in 1937 sold the property and associated grounds to the Air Ministry who used it as a research station working on the development of radar. After 1939 the site was used as a training school and RADAR station up until 1974 when it was closed for four years. It reopened in 1979 as an air defence unit, finally closing in 1986. In 1994 the current owner relocated his international school from Harlow in Essex to the site. The property was home to the Alexanders College until 2016 when it closed. It operated in conjunction with areas used for residential purposes privately by the owner's family and also by certain third parties.





## MANOR HOUSE

The accommodation, amounting to a total gross internal area of approximately 27,334 sq ft, retains the character commensurate with a Grade II\* Listed Manor House occupying an unparalleled coastal location on this part of the Suffolk Heritage Coast. The Manor House is constructed primarily over three storeys boasting two primary uses, namely residential and educational.

On the ground floor there is a number of imposing panelled reception rooms, notably the dining and drawing rooms, complete with period features. Of especial interest is the leather room with its leather clad walls, and the Great Hall with its over-arching gallery, panelled walls and substantive lead windows. The billiard room, with its original fireplace and parquet flooring is testimony to the design style of the late 1800s.





## BAWDSEY MANOR GROUNDS

The gardens listed in their own right as Grade II, extend to around 8.65 acres (3.5 hectares), lying to the south-west and north-east of the Manor House with the artificial cliff walk existing to the south-east.

Visible from the Manor House is a series of terraces which drop in four consecutive stages to a level grassed area (formerly a cricket pitch), linking the Manor to the west lawns. At the north end of the top terrace is a single-storey Grade II Listed octagonal Tea House complete with copper domed roof, Spanish tiled interior, and three open arches leading onto the terrace. At the south-west corner of the Manor the terrace rises again up to a further enclosed lawn on the south-east front. The eastern boundary of this garden is formed by a wall of Pulhamite, with a grotto-like tunnel leading into an enclosed round sunken Secret Garden believed to have been created by Lady Quilter on the site of the old Martello Tower, also Grade II Listed. Further grotto-tunnels lead north and south out of the garden, and steps lead east onto a bank planted as a raised shrubbery beyond which, at a lower level, exists the Sunk Garden. This contains a central lily pond and Pulhamite pergola leading out to the cliff walk.



The land surrounding the gardens comprises a combination of open grass sports areas to the west, water meadows to the north, and grass to the east, all surrounded by tree belts planted predominantly with a mixture of holm oak and Corsican pine. Beyond the Italian Garden with its Lily pool and rose pergola is a Grade II Listed walled kitchen garden which is accessed through a series of elaborate gateways, also designed by the architect Detmar Blow. A somewhat interesting feature situated on the eastern wall of the garden is an archaic Grade II Listed neo-classical Lemonry.







## ANCILLARY ACCOMMODATION

**Clock Tower Complex:** The Clock Tower Complex is a selection of Grade II Listed buildings of Victorian design with a striking clock tower as its centrepiece, currently used for educational purposes. The complex boasts a number of classrooms interspersed around one main common room, a foyer, drama studio, games room and kitchen. To the west of the Clock Tower there is the Coachman's Cottage of the former stable yard, now utilised for the schools medical facilities on the ground floor, and a two bedroom residential flat on the first floor. Beyond the Clock Tower is a further selection of brick buildings used as classrooms and WC facilities and also, partly, as maintenance and ancillary storage areas.

**Parkland Buildings:** To the west of the Clock Tower is the school's science block; whilst to the north-west are the former RAF quarters currently used as 'The Boys Residence' (formerly Fulmer House) and the 'Girls Residence' (formerly Heron House), each comprising twenty bedrooms with associated bathroom facilities. Close to the 'Boys Residence' is a squash court and tennis court whilst the remaining sports pitches may be accessed at the western end of the estate. To the east there is also a small disused Chapel.

We refer all prospective purchasers to the RPS and CGMS planning report on the website in respect of the property's development potential.





Heron House



Fulmer House

## COTTAGES

**Garden Cottage and adjoining buildings:** Two storey cottage comprising a kitchen, two reception rooms, three bedrooms and one bathroom. Adjacent to this cottage is a range of single storey garden outbuildings whilst to the western side of the walled garden is a part brick/part timber sports hall building with associated changing rooms. In addition, there is a further noteworthy octagonal single storey store room which was formerly utilised as a game larder.



**Bawdsey Quay:** Falling under the ownership of the property is the boathouse café along with the associated boat storage area together with a slipway/jetty and brick and peg tiled bus shelter on the edge of the gardens. There are two further buildings on Bawdsey Quay including a building currently occupied by Bawdsey Quay Watersports Centre and a separate small store.

**Beach Ranger's Cottage:** Detached single storey cottage built under a pitched tiled roof. The cottage comprises a kitchen, two reception rooms, cloakroom, three bedrooms and one bathroom.

**1-4 Ferry Road Cottages:** Four semi-detached cottages arranged in two pairs constructed of brick with tiled roofs and rendered walls, currently used as two sixth form boarding houses.

**Grazing Marshes:** There are approximately nine enclosures totalling around 28.9 acres (11.7 hectares) which are occupied by a third party by way of an Agricultural Holdings Tenancy 1986.

**The East Park:** In its centre is the original 1930s Grade II\* Listed Transmitter Block which will be used as a museum (under a lease). The former Generator House is located on the eastern boundary beyond the Transmitter Block, offering the potential for further development.

Bawdsey Manor Estate



Number	Name
1	Bawdsey Manor House
2	1&2 and 3&4 Ferry Road
3	Beachrangers Cottage
4	Fulmar House
5	Heron House
6	Watersports Centre
7	Football & Hockey Pitch
8	Golf Range & Cricket
9	Squash Court
10	Tennis Courts (incl. all weather dome)
11	Basketball Court
12	Badminton Court
13	Secret Garden
14	Manor Lodge
15	Grotto and Pulhamite cliff
16	Sunken Garden
17	Walled Garden
18	The Lemonry
19	RADAR Museum
20	Boathouse Café
21	Bawdsey Jetty
22	Slipway
23	Science Centre
24	Clock Tower Complex
25	Bawdsey Quay
26	Boatpark
27	Garages
28	Gatehouse
29	Garden Cottage
30	Old Generator House

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**Land Use:**

- Grass
- Asphalt
- Concrete
- Woodland
- Water
- Other
- Orchard
- Heathland
- Rock / Shale
- Building (Residential)
- Building (Structure Agricultural)
- Cladding
- Road / Track

12/09/16 CW/MM 1:3000 @ A2  
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 Bawdsey Manor Estate





#### DIRECTIONS

From London take A12 north to Junction 33/35, take A14 east. Exit A14 at Junction 58 signed Lowestoft and rejoin A12 north. Continue on Woodbridge bypass to A1152 east to Melton and Bromeswell, then B1083 to Bawdsey Quay and Bawdsey Manor.

Caution when using Satellite Navigation devices, despite what some Sat Navs may suggest, there is no bridge or car ferry across the River Deben.

#### FURTHER INFORMATION

Please see the dedicated website for further details, including Floorplans and EPCs:

[www.inst.knightfrank.com/bawdsey](http://www.inst.knightfrank.com/bawdsey)

Should you wish to discuss the property in further details or to arrange a viewing, please contact:

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#### PLANNING

We refer all prospective purchasers to the RPS and CGMS reports on the website to access further information in respect of planning and heritage matters.

#### FIXTURES AND FITTINGS

All fixtures and fittings will be included within the sale of the property whilst any remaining contents including furniture and machinery are duly excluded.



#### TENURE

The property is offered for sale freehold with vacant possession with the exception of the grazing marshes which are subject to an Agricultural Holdings Tenancy agreement, and Transmitter Block which will be used as a museum (under a lease). Please refer to the website to access further information.

#### SERVICES

Mains water and electricity are connected to the property. The electricity supply, synonymous with that used by commercial buildings, includes infrastructure which enables the provision of an appropriate domestic voltage. Heating and hot water is provided via oil fired boilers. There is a private sewerage system, which has been upgraded in recent years.

#### STATUTORY AUTHORITY

**District Council:** Suffolk Coastal District Council, Melton Hill, Woodbridge IP12 1AU.

Telephone: 01394 383789

**County Council:** Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX.

Telephone: 0845 606 6067

Website: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

#### METHOD OF SALE

The freehold of the property is available for sale via private treaty, we do however reserve the right to proceed to an informal tender process. Please see the website for further information.

#### INSPECTION

The property may be inspected strictly by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that all inspections are made entirely at their own risk and no liability is accepted, by the vendor or by the agent.

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