

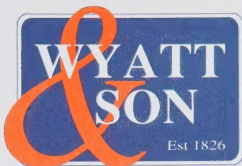
Alfred Baker

Queen's University - Herstonceury

Costo-Description

199-

QUEEN'S UNIVERSITY ARCHIVES	
LOCATOR	51109
BOX	29
FILE	11



18 DEVONSHIRE ROAD, BEXHILL ON SEA, EAST SUSSEX, TN40 1AS
TEL: (0424) 210000 DX: 8122 BEXHILL

Mr & Mrs A. Bader
52 Wickham Avenue
Bexhill on Sea
East Sussex.

16th July 1992

Dear Mr & Mrs Bader,

Re: HERSTMONCEUX CASTLE, EAST SUSSEX.

Further to our brief meeting today, I am pleased to confirm that I have, at last, received from the selling agents, details of some basic current running costs for the above estate. They are as follows:

- * 3 full-time gardeners (plus contractors);
- * 1 full-time caretaker;
- * 1 part-time cleaner;
- * 2 full-time security personnel;

TOTAL AVERAGE COST - £10,000 PER MONTH

PLUS:

RATEABLE CHARGE - £246,000 PER YEAR

Therefore, the current approximate upkeeping costs would average around £346,000 per year.

I hope these figures will be of some use and I look forward to hearing from you soon.

Yours sincerely,

Matthew. B. Garcia
For and on behalf of
WYATT & SON

To Principal
David Smith
For your information
Best wishes
Garcia
July 30

K7L 326

SAVILLS

INTERNATIONAL PROPERTY CONSULTANTS

20 Grosvenor Hill, Berkeley Square, London W1X 0HQ

Telephone: (071) 499 8644

Fax: (071) 495 3773

Our ref HLR/sjk/3431i

Date as postmark

Dear Sir/Madam

HERSTMONCEUX CASTLE, SUSSEX

We have pleasure in enclosing particulars of the above property, which we have been instructed to offer by private treaty on the instructions of Grant Thornton acting as Administrative Receiver.

The estate is for sale as a whole or in up to seven lots. The guide price for the whole is offers in excess of £5 million and for the various lots as follows:

- Lot 1: Herstmonceux Castle, 3 cottages and 230 acres – region of £3.25 million.
- Lot 2: Hoads Hill Farmhouse, buildings and 68 acres – region of £250,000.
- Lot 3: 140 acres of farmland – region of £150,000.
- Lot 4: The Equatorial Group of Telescope Buildings – region of £500,000.
- Lot 5: 65 acres of woodland and farmland – region of £75,000.
- Lot 6: West Lodge – region of £120,000.
- Lot 7: West Building – region of £1 million.

If you would like further information, including detailed sale particulars, or an appointment to view, please do not hesitate to contact either Henry Richards or Robert Ross at this office.

Yours faithfully



For and on behalf of Savills Agricultural & Residential Ltd

Encs

OFFICES AND ASSOCIATIONS IN THE UNITED KINGDOM, EUROPE, USA & HONG KONG

Savills Agricultural & Residential Limited

A subsidiary of Savills plc. Registered in England No. 2605138. Registered Office 20 Grosvenor Hill, Berkeley Square, London W1X 0HQ

PLATE 1

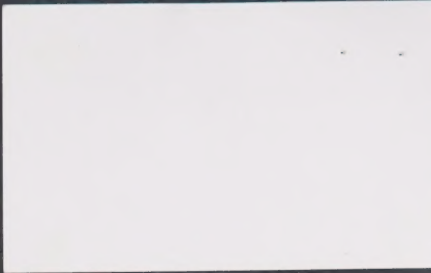
STRUTT & PARKER



Michael Fiddes BA ARICS

Surveyors and Valuers
Commercial and Rural
Property Consultants
Estate Agents

13 Hill Street
Berkeley Square
London W1X 8DL
Tel: 071-629 7282
Telex 8955508
Fax 071-499 1657



STRUTT & PARKER

13 Hill Street Berkeley Square London W 1X 9TL
 Telephone 071-629 7262
 Fax 071-409 2359 DX2308 VICTORIA

Date as Postmark

YNAF/AMB

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HERSTMONCEUX CASTLE, SUSSEX

We are pleased to enclose the particulars of the above, which we are offering for sale by private treaty as a whole or in up to 7 Lots. The guide price for the whole is offers in excess of £5 million and for the various Lots as follows:-

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- Lot 5 - 65 acres of woodland and farmland - region £75,000
- Lot 6 - West Lodge - region £120,000
- Lot 7 - West Building - region £1 million

If you would like further information, including detailed sale particulars, or an appointment to view, please do not hesitate to contact either Michael Fiddes or Anthony Cane at this office.

Yours faithfully,

Kathryn ...

Strutt & Parker

STRUTT & PARKER

BR ... M ... R ... A ... B ... C ... D ... E ... F ... G ... H ... I ... J ... K ... L ... M ... N ... O ... P ... Q ... R ... S ... T ... U ... V ... W ... X ... Y ... Z ...	JM Upper FRICS IRRV FFAV GS Bower Co FRICS JS Bower FRICS FFAV RUS Hower FRICS DR ... CR ... ALM ... N ... M ... A ... R ... C ... The High CAS ... R ... R ... B ... B ...	Canterbury OS ... R ... Chester FRB ... J ... A ... M ... Chesham S ... S ... R ... W ... C ... W ...	Edinburgh JMT ... A ... Exeter HO ... G ... TP ... NP ... R ... Harrogate ROH ... C ... London Residential SJ ... RW ... M ... PA ... JS ... R ...	Ipswich PJ ... DM ... T ... HT ... Leam A ... EW ... T ... TS ... London Residential JR ... Northampton AN ... RS ...	No ... SWS ... N ... Newbury PR ... AS ... St ... D ... W ... R ... SP ... T ... AW ... IF ... AE ... R ... D ...
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Dr. ALFRED R. BADER
52 WICKHAM AVENUE
BEXHILL-ON-SEA
EAST SUSSEX TN39 3ER
Telephone: (0424) 222223

Mr. Henry L. Richards
Director,
Pavils.

Dear Mr. Richards:

Thank you for all your help
with Westmancott Castle for Queen's
University.

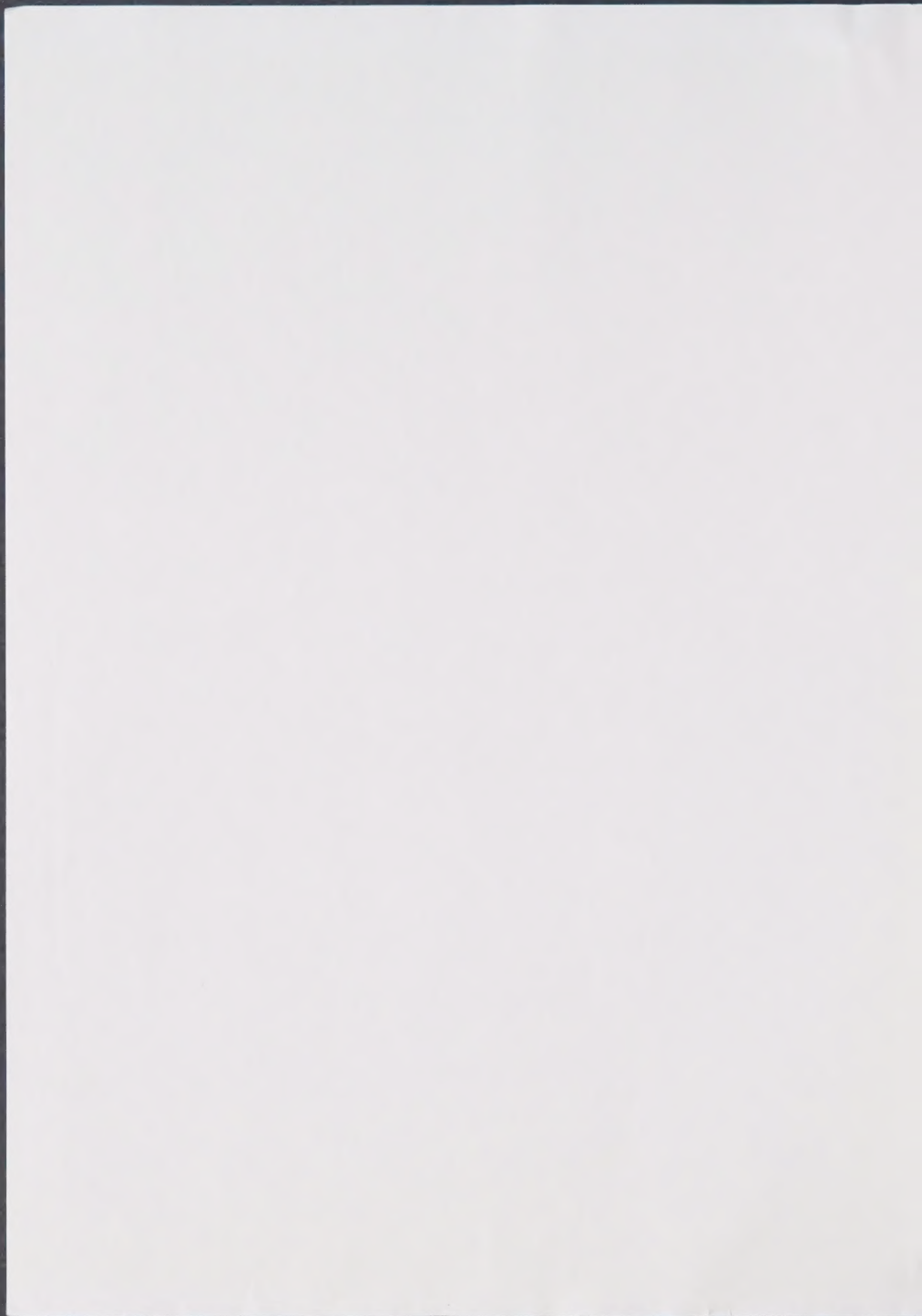
I particularly appreciated the
beautiful brochures and your agreement
to pay two thousand pounds sterling to
Mr. Matthew Garcia. He was so helpful
to Spabel and me, and then also to
Principal David Smith and your wife. Also,
key help leading to the purchase.

With all good wishes for 1993

I remain,

Yours sincerely,
Alfred Bader

Dec 19 1992 ✓



The Queen's University Centre
for International Studies
at Herstmonceux, Sussex.

The Queen's Educational Trust, UK.



October 26, 1992

THE HISTORY
of
HERSTMONCEUX CASTLE

Herstmonceux, a 15th Century moated castle and one of England's best known and architecturally significant buildings, is situated in 532 acres of parkland and farmland about 1½ hours south of London, near the historic town of Battle, in Sussex.

There are signs that there was once a mediaeval manor house on the site of the present Castle and even some archaeological evidence to suggest Roman dwellings within the estate. Edward I was reputed to have stayed at the manor in 1302. In 1412, Sir Roger Fiennes, whose family had acquired Herstmonceux in 1330 and who also owned nearby Hever Castle, enlarged the park. On returning from France, fighting for Henry V, Sir Roger applied for consent from the King to build the present Castle in 1441. Certain architectural features, such as the gatehouse and circular topped towers suggest that he brought an architect back from France. It fell to Sir Roger's son, the first Lord Dacre to continue and largely complete the Castle and it is thought likely that William Veysey, architect to Henry VI, was employed: the original cloisters at Herstmonceux were almost a carbon copy of his brick cloisters at Eton.

Various improvements were effected during the next 3 centuries and Prime Minister Horace Walpole commented on the castle in 1752: "It does not seem to have been ever quite finished". In the late 18th Century, the Castle was abandoned and the then Lord Dacre commissioned James Lambert Junior, of Lewes, to prepare a set of drawings and plans of Herstmonceux for posterity, which provide a valuable work of reference.

In 1911, work began on the restoration of the south, west and east ranges and partially of the Great Hall. When Sir Paul Lathan acquired the Castle in 1932, he employed Walter H. Godfrey, a distinguished architect and contemporary of Sir Edwin Lutyens, to complete the restoration. This restoration only deviated from the original in that there is now only one large central courtyard, instead of four. In 1935, a leading article in *Country Life* was written on the newly completed work.

"The completed restoration of Herstmonceux Castle is at once a romance and an achievement of real national importance. If it began by depriving the public of an exquisitely picturesque ruin, where forests of ivy ramped over crumbling rosy brick towers, it has ended by adding to our land's heritage a spectacle that for sheer breathtaking glamour is not to be surpassed in Europe".

In 1948, Herstmonceux became the home of The Royal Greenwich Observatory and the official residence of the Astronomer Royal. A number of new buildings had to be built for the Observatory, including the Equatorial Group, which was completed in 1958.

A Rationale for Foreign Studies

Exposing Canadians to the world stage is no longer a luxury, but the pre-requisite of a first class education. Two of the educator's ultimate challenges, the opening of the mind to new ideas and the development of the critical facility, grow most quickly in the well-travelled.

Many educators have argued that it is possible and more efficient to bring the world to their home universities whether in Kingston or in Des Moines, Iowa. This fails for several reasons: Firstly, it results in an effort which makes international understanding a momentary pause in a day crowded with more pressing things such as baseball or a student dance. Reduced thus it fails to gain momentum and withers.

Secondly, while it is possible to import distinguished people and fine minds, it is never possible to import the culture and the rank and file. This tends to further intimidate the student and make foreign travel and understanding more rather than less difficult.

Thirdly, it is argued that with the distractions of travel and new cultures students fail to keep pace in their studies. Better to keep everybody close to the hearth and let them wander afterwards. We would argue that formal education does not suffer unless it is allowed to do so. If faculty view a semester in Europe as a holiday then it will inevitably become just that. If, on the other hand, they are serious and creative in making use of the immense local resources, then the students should enjoy a net benefit.

Lastly, it is a sad truth that students who are products of a structured and demanding system tend not to go off and wander. They stick to their knitting and postpone sometimes forever what can be the most enriching experience of their lives. Through foreign studies programs, universities can do a great deal to make these opportunities available and legitimize them as part of the learning process.

17

Why Herstmonceux and England?

With the world to chose from why end up in a castle in rural Sussex?

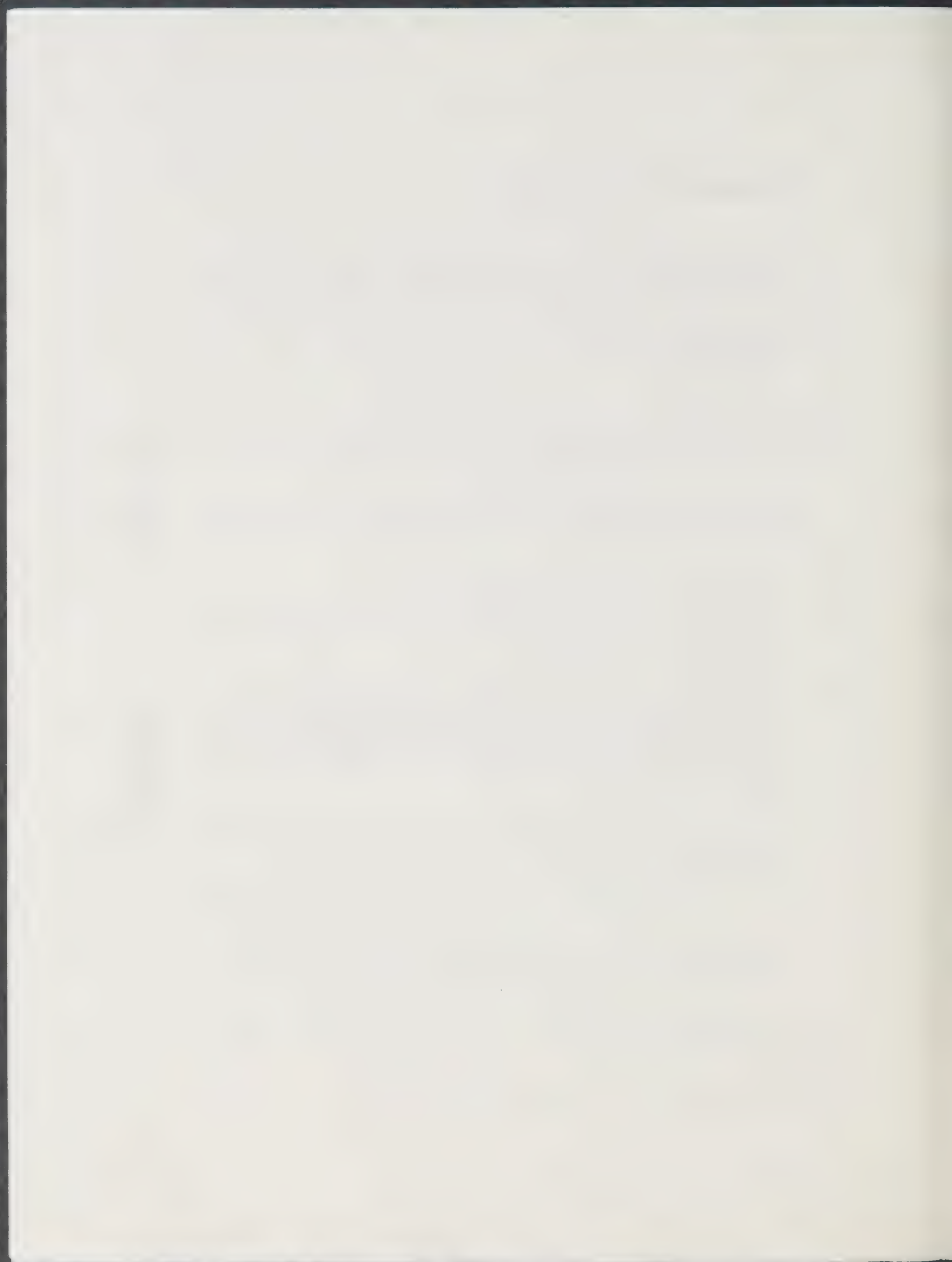
1. Hopefully the English campus is *part* of a plan rather than *all* of the plan. A campus in Sussex does not preclude the establishment of future venues in Tokyo or Vienna: on the contrary. Its success may well be seen as the ground-breaking of a network of similar programs.
2. Access. Given the ease of transportation between Canada and Gatwick airport and the fact that the property is to be donated, more students will have greater access, more cheaply to a better facility than anywhere else in Europe or Asia.
3. England has an enormous amount to offer academically, is relatively easy from a point of view of culture shock and is attractive to students - many of whom have family in the U.K. and nearby in Europe.
4. Our location in south east England offers excellent access to London, to the Continent via the Chunnel and the Newhaven-Dieppe ferry, and to the world via today's busiest charter airport, Gatwick.
5. With Herstmonceux, Queen's is acquiring a large and very beautiful facility with a long and glorious history. The importance of the venue, together with the University's own reputation, will certainly establish the program's credibility among British academic institutions. These benefits should more than offset any public relations issues in Canada.
6. It is easier for foreign students to obtain temporary work papers in Great Britain than in many other countries. This would enable participants in the program to earn money locally to pay for their studies, and enhance their experience abroad.



Why engage us to manage this project?

Our company is unique in Canada for its experience in operating foreign educational sites, both on its own at the high school level, and with Canadian universities at the post secondary level.

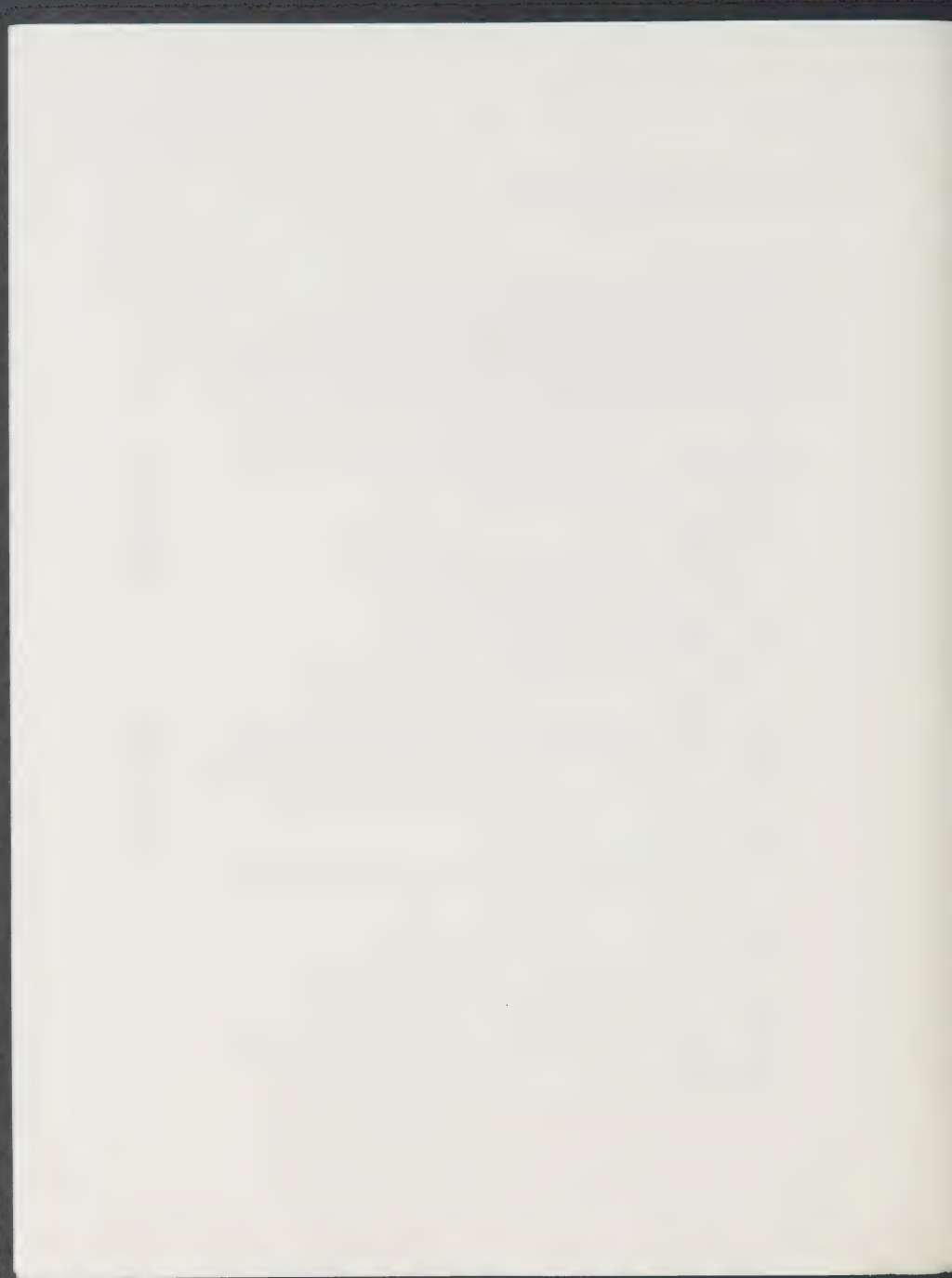
1. We own and operate a large facility in the South of France which we ourselves designed and constructed.
2. We own and operate private high schools in England and France.
3. We have in-house expertise in Canada in the administration and promotion of foreign programs (more than 40 man-years of experience.)
4. We have experience in dealing with government agencies and understand the systems for financial aid, transferability of credit, etc.
5. We have the financial abilities to take on a project of this size.
6. We have long experience in the university community and know the pitfalls en route to establishing and running a program of this sort.
7. We are currently doing business with eight or nine Canadian universities and could, if need be, bring these and/or other international institutions to Herstonceux. Our own educational programs could be large users of the facility during certain times of the year, and we have the ability to facilitate exchanges between Queen's and the Université canadienne en France, for instance.
8. We have a well-oiled administration of accountants, lawyers, trust officers and contacts in the UK to deal with the formation, start-up and day to day operation of the project.
9. We have the ability to do our own contracting work, thereby saving the cost of an outsider.
10. As one of the larger travel concerns in Canada, we have in-house expertise in purchasing and administering the travel requirements of this type of program.
11. We are the only travel or educational institution in Canada to have won two Canadian Business Excellence Awards.
12. We have contacts that may help in fund-raising for Herstonceux.



How Would We Divide Responsibility?

Tentatively, we would:

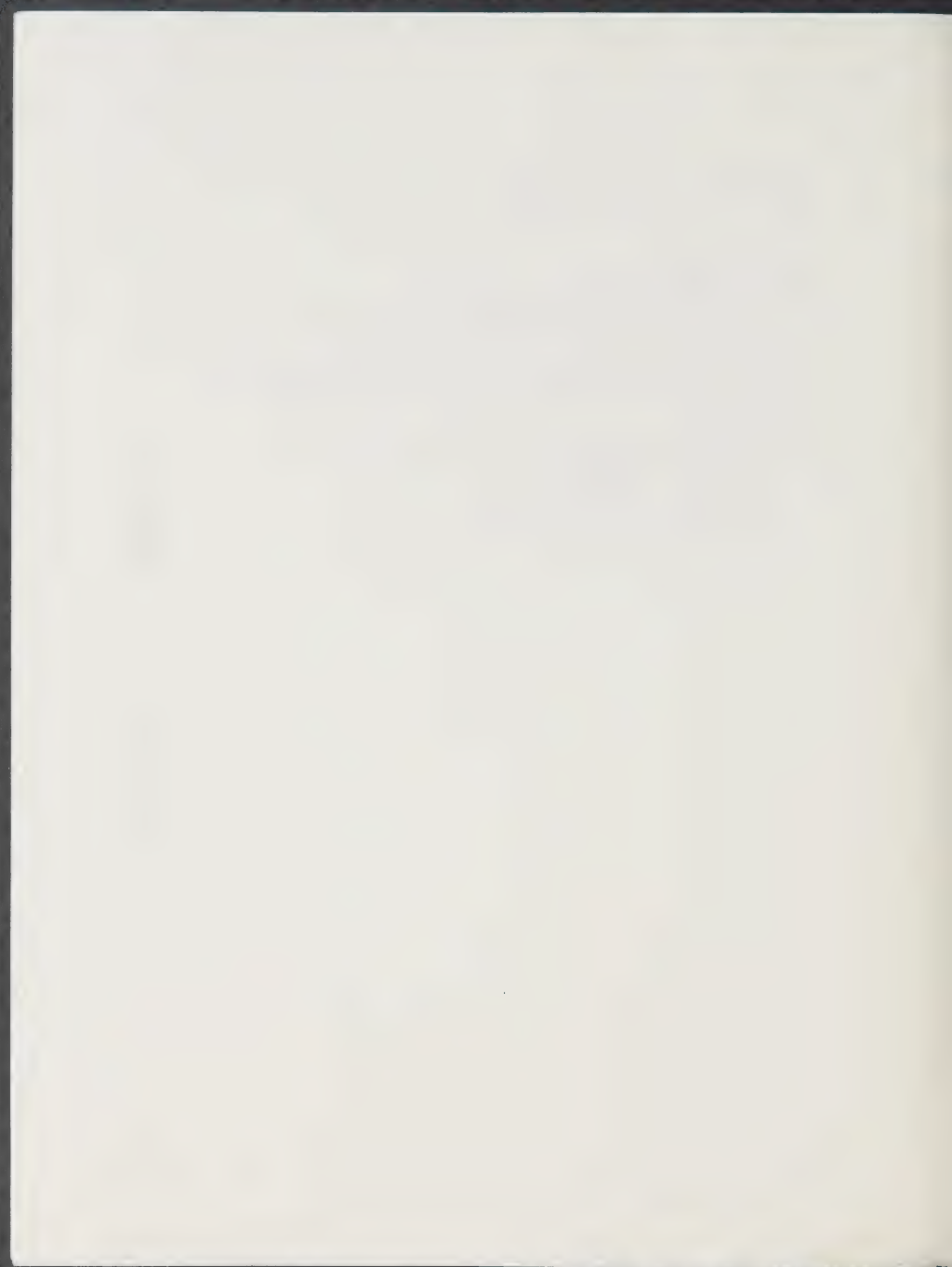
1. Provide the capital required for the startup of the operation.
2. Assume a risk position in the operation of the castle and the programs therein.
3. Provide assistance in structuring the operation from a legal and accounting perspective.
4. Provide assistance in the marketing of the opportunity to other institutions and within Queen's.
5. Advise on some of the political and structural issues involved setting up and running a foreign program.
6. Administer to the construction on the property.
7. Maintain the facility.
8. Set up the legal and accounting structure for the entity in the UK.
9. Assume responsibility for the taxes on the property.
10. Assume responsibility for the operating costs of the facility.
11. Produce promotional literature on the facility.
12. Co-ordinate as required all the travel arrangements related to students and faculty involved with the program.
13. Market the program to outside institutions with a view to achieving 100% occupancy throughout the year. You would have approval on the institutions (not to be unreasonably withheld).
14. Assume responsibility for the program's adherence to the regulatory provisions of the Heritage Act.
15. Assume responsibility for the program's adherence to the regulatory provisions of the Planning Act.
16. Assume responsibility for the program's adherence to the regulatory provisions of the Employment Act.
17. Assist in the provision of scholarships and bursaries to Queen's students.
18. Negotiate work permits for Queen's students with the British Government.
19. Report semi-annually to a working committee at Queen's and to the Board of the UK Educational Trust.
20. Staff the facility including maintenance, kitchen and housekeeping personnel.



(Division of Responsibility Continued)

Tentatively, Queen's would:

1. Take responsibility for all academic elements of the program.
2. Arrange for transferability of accreditation from Queen's to other Canadian post-secondary institutions.
3. Ensure applicability of O.S.A.P. and other forms of Provincial and Federal aid to participating students.
4. Hire and pay all the academic staff, and cover the cost of their accommodation.
5. Handle all functions of the registrar.
6. Support the promotional efforts on a 50:50 basis.
7. Assist in the provision of scholarships and bursaries.



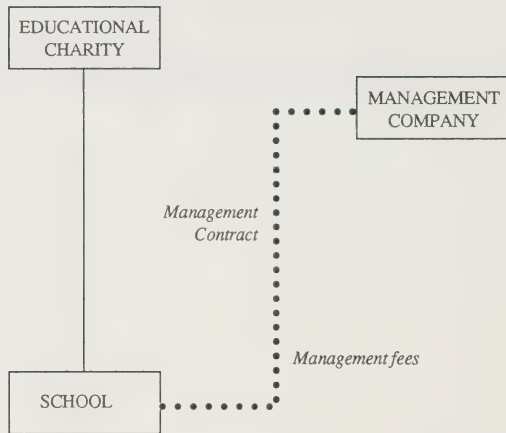
From the students' point of view...

The financial structure of the program would look as follows from the student's perspective:

1. Students would pay Queen's their normal tuition fees plus their athletic fees, if applicable.
2. Students would pay us a travel and accommodation fee to be agreed with Queen's.
3. Students would have the option of participating in various meal plans, clubs and trips, all of which we would organize and take responsibility for. Queen's would have approval of these charges and the academic staff an input into the nature of the trips.
4. All fees would be charged in Canadian dollars and would not be subject to currency surcharges.
5. Students would be eligible to pay part of their fees by participating in an on-campus work program.
6. All students would be eligible to apply for bursaries and scholarships. A committee composed of our representatives and Queen's appointees would make the selections.

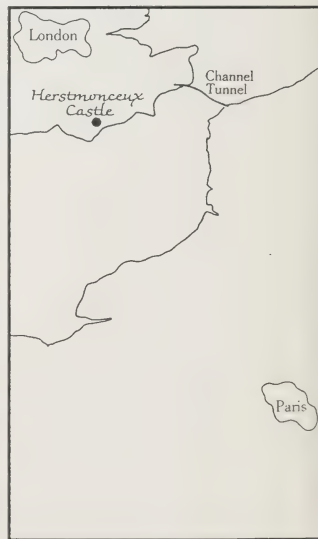
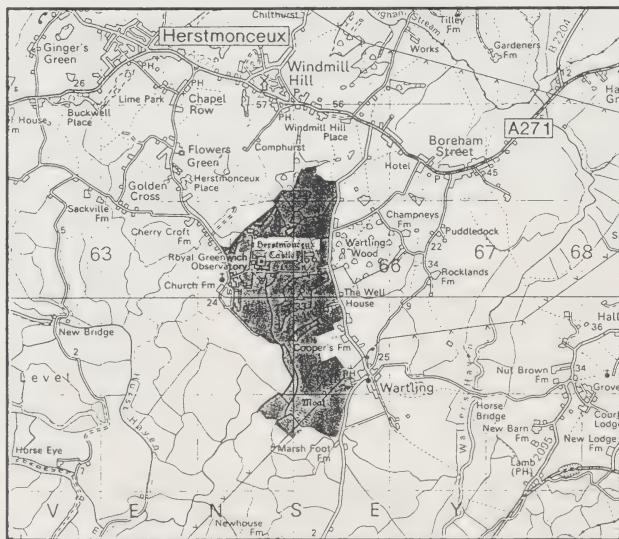
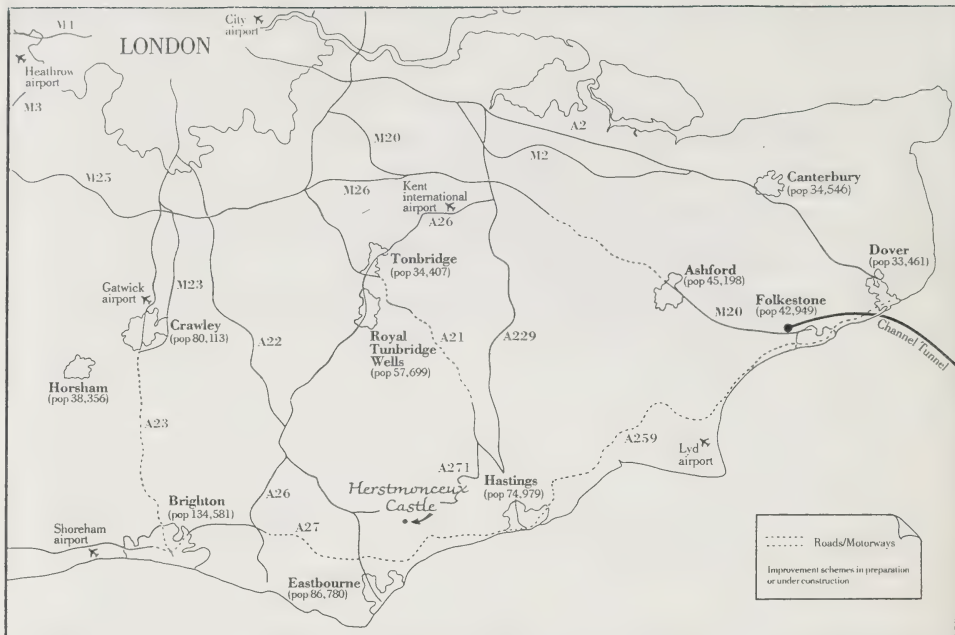
The Queen's University Centre
for International Studies
at Herstmonceux, Sussex.

Proposed Structure



Other items:

1. Duration of contract would be five years with an option for five further years.
2. We would want to ensure a short startup time. i.e. September '93 with the property to be handed over by May/June 1st, 1993.
3. We would provide a reasonable amount of free and/or reduced rate travel for faculty and administrators from Queen's.



SITUATION:

Herstmonceux Castle occupies a magnificent position amongst the attractive East Sussex countryside, just 3 miles from the coast at Pevensey Bay, about 12 miles west of Hastings and 7 miles north of Eastbourne.

Distances by road to London, Heathrow and Gatwick Airports and the Channel Tunnel, together with quickest trains are:-

Airports

Gatwick	35 miles
London Heathrow	80 miles
Lydd	35 miles

Roads

Central London	65 miles
M25 London Orbital Motorway	30 miles
Channel Tunnel	45 miles

Rail

Polegate (London Victoria)	1½ hours
Battle	1¼ hours

Road communications will greatly improve over the next 5 years. The main east/west roads, the A27 and A259, are scheduled to be upgraded to dual carriageway and on completion will bring the property within an hour's drive of the Channel Tunnel. The remaining single carriageway sections of the A21 are also to be upgraded to dual carriageway.

SPORTING:

Hunting with the East Sussex and Romney Marsh.
Racing at Plumpton and Brighton.
Sailing on the Coast.
Golf at the East Sussex National and Rye.

In addition, there are tennis facilities at the neighbouring Windmill Hill Club. This club is also currently for sale and could make a useful addition to the estate.

SERVICES:

Mains water and electricity to all dwellings, the Equatorial Group of Buildings (Lot 4) and the West Building (Lot 7).

Private drainage to all dwellings, the Equatorial Group of Buildings (Lot 4) and the West Building (Lot 7). All are connected to the private drainage system to the south of the Castle, except for Hoards Hill Farmhouse which has its own, separate system.

PLANNING:

Herstmonceux Castle is Listed Grade I as being of Special Architectural or Historic interest. The Castle is also Scheduled as an Ancient Monument.

The estate is identified by English Heritage on their register of gardens and other land of special historic interest. There are two Sites of Special Scientific Interest, at the northern (Lots 1 and 5) and southern (Lots 1, 2 and 3) ends of the estate. There is a Tree Preservation Order on an area of woodland and the avenues of trees to the west of the Castle.

The Herstmonceux Castle Estate is suitable for a number of private, leisure and institutional uses, subject to obtaining the necessary planning consent.

Since the sale of the estate by the Science and Engineering Research Council, no planning applications have been made. The joint agents have prepared a summary of the planning, economic and environmental data relevant to the consideration of the future use of the estate. A copy is available for inspection at the offices of the joint selling agents.

LOT ONE:

(Coloured Light Pink on Plan)

HERSTMONCEUX CASTLE

Grade I Listed Castle with 26 Principal Rooms

Walled Garden, Woodland Garden, Parkland and Grounds, Outbuildings.

3 Cottages, the Works Compound.

The Sir Isaac Newton Building, The Spencer Jones Building.

About 229.87 Acres with Vacant Possession

THE CASTLE:

Is a dramatically imposing building in a truly picturesque setting, built in its present form in the period 1440-1449 under the instruction of both French and English architects, employed by Sir Roger Fiennes. It lies in a gentle hollow surrounded on three sides by a vast moat that enhances the impression the building creates, when first sighted.

The castle is constructed of mellow brick with accommodation on three floors, surrounding a central courtyard, with magnificent cloisters at the north. It is approached along private drives from either the west or east, which lead to a wide paved parking area by the west doorway.

Full details of the accommodation with room measurements are available on request. There are 26 principal rooms and about 140 rooms in all, laid out on the three floors. A summary of the accommodation of each floor includes:-

Lower Ground Floor:

Some areas lit by natural light and with a minimum height throughout of approximately 2.5 metres. Accessed via two internal staircases and three external points. Six large usable rooms, further secondary storage rooms, switchgear room, large boiler house with three oil-fired boilers, connecting passages from east to west, leading to further cellar rooms.

Ground Floor:

Three main entrances, 12 spacious principal rooms, chapel, kitchens, 15 secondary rooms plus ancillary offices, some seven staircases leading to:

First Floor:

Ball Room 100' x 26', **Vaulted Library** 63' x 33' with mezzanine floor, **Conference Room** 44' x 40' (formerly the master bedroom), **Drummers Room**, 10 further principal rooms and 6 secondary rooms and offices. 6 staircases leading to:

Second Floor:

The Green Room with access to the battlements, 32 bedrooms and 10 bathrooms, the former director's flat of 4 bedrooms, 3 bathrooms, lounge and kitchen. 9 turret staircases accessing the roof.

GARDENS:

Immediately to the north of the Castle is the only section of the moat which is not flooded and beyond it is the walled garden. The walls of the garden are constructed from similar brick to that used in the Castle and it comprises two sections: The old garden is laid out in two terraces and dates from the time of the Castle. The old garden was overhauled after 1911 by Colonel Lother who sympathetically repaired, replanted and replaced many of the original 18th Century designs. There are numerous herbaceous plants, shrubs and roses in the beds which flank the walls, as well as climbing roses, clematis and magnolia trees. Surrounding the herbaceous beds is a pathed walkway with a central double yew hedge.

A grand flight of steps leads from the lower terrace to the upper section of the old garden.

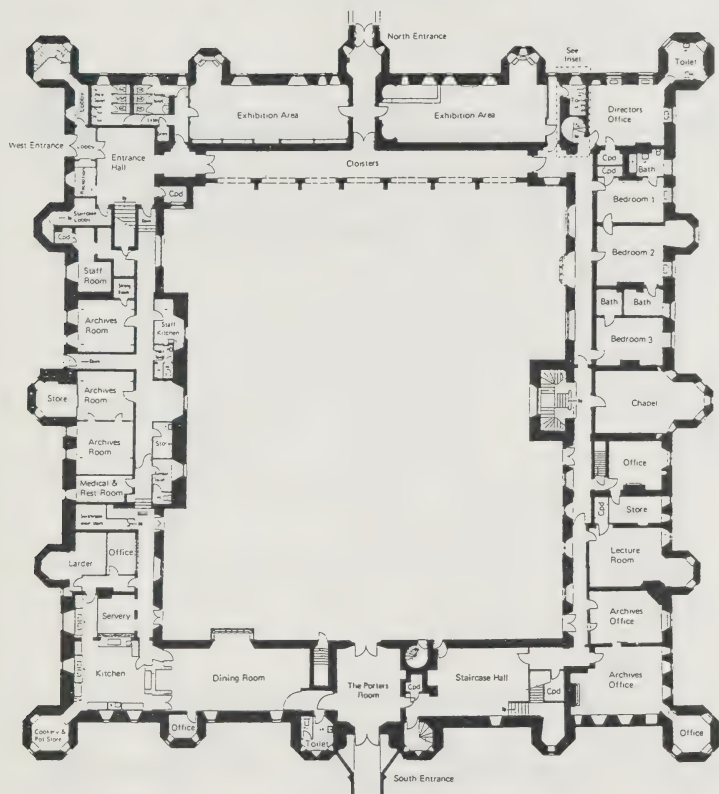
The new garden, which is entered through the semi-circular pavilion and glazed loggia, was created by Paul Latham, c. 1932 and includes a swimming pool, hard tennis court and a 'secret garden' sheltered by a mature yew hedge with lawn and ornamental flowerbeds.

THE WOODLAND:

As an extension of the walled garden is a delightful woodland garden, surrounded by a beech hedge. The main feature of the small enclave is the cluster of Japanese maples, whose foliage in the spring is a deep red colour.

HERSTMONCEUX CASTLE

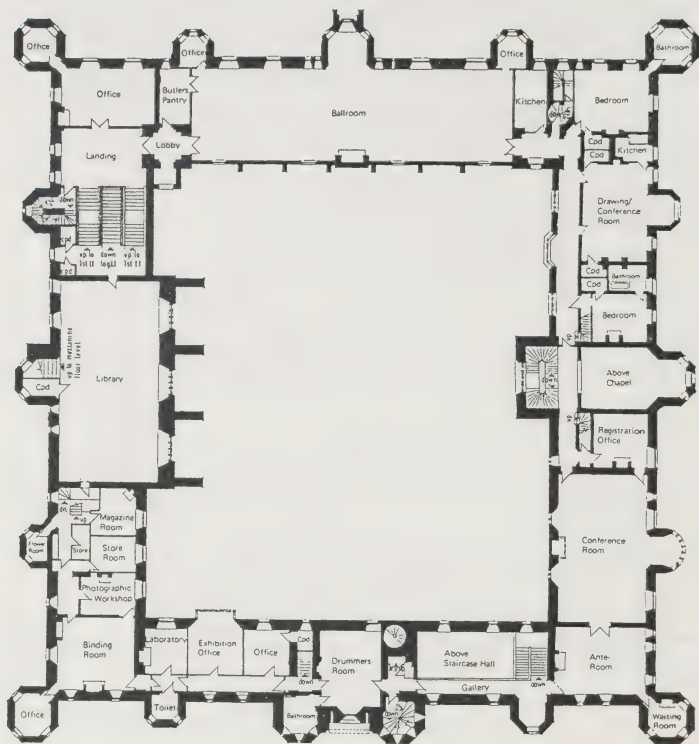
Ground Floor



The Plan is published for convenience only and although it is believed to be correct its accuracy is not guaranteed

0 5m 10m

HERSTMONCEUX CASTLE FIRST FLOOR

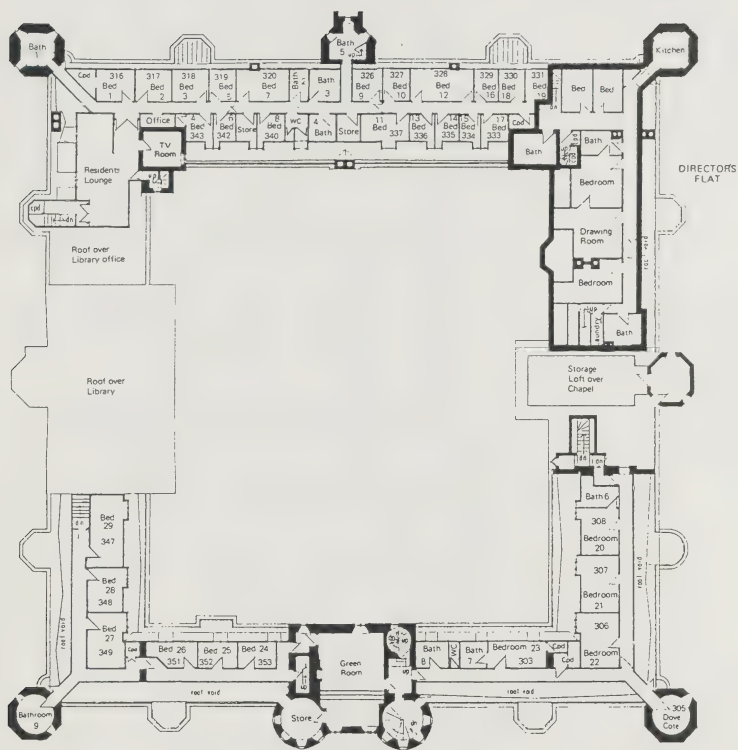



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HERSTMONCEUX CASTLE

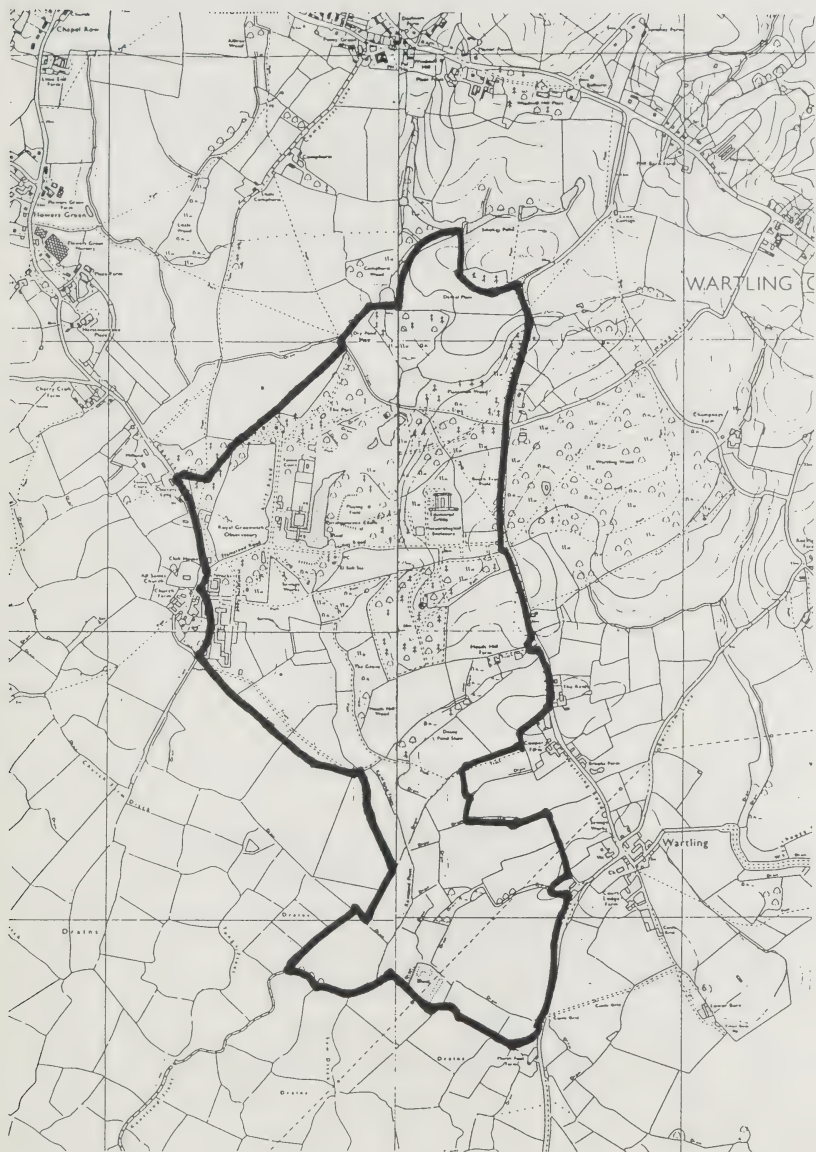
SECOND FLOOR




 This Plan is published for convenience only and although it is believed to be correct its accuracy is not guaranteed.


 11m

PARKLAND AND GROUNDS:	<p>The Herstonceux parkland lies mainly to the east of the Castle. Its origins are unrecorded which probably means the park was in existence prior to the 12th Century.</p> <p>To the north of the Castle is a Folly, built in 1936 in the style of the 18th Century. It is situated adjacent to two small ornamental lakes and was designed as a summer house. Superb views can be appreciated from the Folly, looking back across the well-kept parkland to the Castle.</p>
Outbuildings:	<p>To the west of the Castle and adjacent to the Garage Cottages is a single storey brick building under a tiled roof. This building, formerly a Tea Room, comprises a Shop, Kitchen and 3 Cloakrooms.</p> <p>Behind the shop is a separate range of buildings with Potting Shed/Office and Garage with 4 parking bays.</p>
THE COTTAGES:	<p>There are 3 cottages in Lot 1, all of which have vacant possession. They are located adjacent to the west of the Castle.</p>
Garage Cottage 1:	<p>Constructed of brick under a tiled roof, the accommodation comprises Hall, Sitting Room, Kitchen, 4 Bedrooms and a Bathroom. There is a small walled garden.</p>
Garage Cottage 2:	<p>Constructed of brick under a tiled roof, the accommodation comprises Hall, Dining Room, Living Room, Kitchen, 3 Bedrooms and a Bathroom. There is a small walled garden.</p>
Garden Cottage:	<p>Constructed of brick under a tiled roof, the accommodation comprises Hall, Sitting Room, Kitchen, 5 Bedrooms and a Bathroom. There is a garden adjacent to the cottage.</p>
Club House:	<p>Adjacent to the west drive, near the entrance and set in a small garden area, is the former Club House about 42' x 72', constructed of brick under a corrugated asbestos roof on a single storey and comprises Entrance Porch, Dance Floor, Bar Area and Snooker Room. There is also a Kitchen and general storage facilities.</p>
THE WORKS COMPOUND:	<p>The modern works compound is situated to the south of the west entrance drive and comprises an excellent single storey brick building, with a total floor area of about 6,000 sq. ft.</p> <p>The building is square, with a large central courtyard and comprises a maintenance section, works office, carpenter's workshop, paint store, numerous further stores and workshops, toilets, boiler house and stand-by generator room and fuel tanks.</p>
SATELLITE RANGER BUILDING:	<p>Situated to the east of the works compound, a brick building housing the Satellite Laser Ranger. The building is let to SERC for 15 years for a peppercorn rent.</p>
SIR ISAAC NEWTON TELESCOPE BUILDING:	<p>Situated at the eastern end of Lot 1 and screened by a plantation of mixed conifer trees is the Sir Isaac Newton Telescope Building.</p> <p>This large, domed building is now empty as the Sir Isaac Newton Telescope has been moved to the Canary Islands.</p> <p>There are two ancillary buildings adjacent to the telescope building. Set back on the left, off the main access road travelling towards the Castle and partly screened by trees is a small brick building with a copper roof. Purchasers should note that the dome of this building has asbestos insulation.</p>
THE SPENCER JONES BUILDING:	<p>Situated to the north west of the Castle is a group of buildings known as the Spencer Jones Group. They consist of 3 buildings constructed of steel sheeting and sliding roofs. There is also a small craft shop and a machinery store.</p>
Services:	<p>Mains electricity and water. Oil-fired central heating. Private sewerage system.</p>



LOT TWO

(Coloured Light Green on Plan)

HOADS HILL FARMHOUSE:**Ground Floor:****First Floor:****Services:****Occupation:****Hoads Hill Farm Buildings:****The Land:****HOADS HILL FARM**

About 69.41 Acres with Vacant Possession (subject to Cottage Occupancy)

Situated to the east of Lot 1 with access from the Wartling Road. It is constructed of brick with part tile-hung elevations under a tile roof. The accommodation comprises:-

Hall.
Sitting Room (N & S) 15' x 10'.
Dining Room (N & S) 15' x 12'.
Kitchen (S) 10' 6" x 8'.
Bathroom.
Lobby.
Store Room.

Landing.
Bedroom 1 (N & S) 16' x 15'.
Bedroom 2 (N) 13' 3" x 11' 3".
Bedroom 3 (N & E) 15' 6" x 9'.

Mains water and electricity. Private drainage.

Mr and Mrs Grew, retired Farmworker and his wife.

Situated to the west of the farmhouse, a range of traditional farmbuildings including a timber barn.

Extends to about 69 acres, divided into 4 main enclosures with frontage and access onto the Wartling Road.

LOT THREE

(Coloured Light Blue on Plan)

LAND AT WARTLING

About 139.93 Acres with Vacant Possession.

Situated to the south of Lot 2, a block of farmland with frontage on to the Wartling Road to the south of the village.

LOT FOUR

(Coloured Yellow on Plan)

THE EQUATORIAL GROUP OF TELESCOPE BUILDINGS

About 17.23 Acres with Vacant Possession

Situated to the east of Lot 1, the buildings were constructed in 1955 and designed for housing the Observatory telescopes which were moved from Greenwich. The buildings comprise a group of 6 telescope observatories. The bases of the observatories are of concrete and brick, and the domes of steel and copper.

Three of the telescope housings are interconnected by a two storey office/laboratory/exhibition block of brick under a copper flat roof. The buildings surround a central courtyard.

The six optical telescopes remain in situ and the opportunity is available to continue to provide safe-keeping for these instruments, several of which are in working order.

To the east of the buildings is a field of about 9 acres.

If sold separately to Lot 1, the purchaser will be given a temporary right of way over the east drive to Wartling Road until such time as a separate

access from the road has been constructed. The purchaser will be required to apply for planning permission to allow access within one month of completion of the purchase.

LOT FIVE

(Coloured Dark Green
Green on Plan)

ACCOMMODATION LAND

About 67.53 Acres with Vacant Possession

Situated to the north of Lot 1 with road frontage to Wartling Road, an attractive block of land including about 38 acres of pastureland, 23 acres of woodland and a 2½ acre lake.

LOT SIX

(Coloured Dark Pink
on Plan)

WEST LODGE

About 0.25 Acres with Vacant Possession

Situated at the west drive entrance with frontage on to Church Lane, it is constructed of brick with half-timbered walls, under a tiled roof. The accommodation comprises:-

Ground Floor:

Hall. Kitchen (S & E) 13' 9" x 11' maximum. Living Room (S & W) 14' 9" x 13' 9" average. Bathroom.

First Floor:

Landing. Bedroom 1 (S) 11' x 10' maximum. Bedroom 2 (S & W) 14' 6" x 11' 3" maximum. Bedroom 3 (N) 15' 3" x 9' 3".

Outside:

Garden to the south.

Services:

Mains water and electricity. Private drainage.

Occupation:

Occupied by Mr Keith Newman (Castle Manager).

LOT SEVEN

(Coloured Dark Blue
on Plan)

THE WEST BUILDING

Comprising about 67,641 sq. ft. net of Modern Office and Laboratory facilities.

About 7.60 Acres with Vacant Possession

Is situated on the western boundary of the estate and is approached via Church Road. The building comprises a series of inconnecting modern office and laboratory buildings principally on three floors, with one single storey block.

The buildings were built by the Royal Observatory in stages, between 1955 and 1979. The earliest buildings, wings A, C and D were constructed to withstand hostile action and are of reinforced concrete with brick faced elevations. Wing B is constructed of more conventional 11" brick and breeze block cavity walls. The remaining buildings are single storey and built to conventional standards with flat felt roofs.

Floor plans of the buildings are available on request. A summary of the approximate net internal floor areas is given below:-

	Sq. ft.	Sq. ft.	
Wing A			
Lower Ground Floor	3729.6	346.5	
Upper Ground Floor	3517.8	326.8	
First Floor	<u>3758.5</u>	<u>349.1</u>	
	11005.9		1022.4
Wing B			
Lower Ground Floor	3425.6	318.2	
Upper Ground Floor	3425.6	318.2	
First Floor	<u>3425.6</u>	<u>318.2</u>	
	10276.8		954.6
Wing C			
Lower Ground Floor	3928.5	365.0	
Upper Ground Floor	4596.6	427.0	
First Floor	<u>4596.6</u>	<u>427.0</u>	
	13121.7		1219.0
Basement Storage		3136.0	291.3
Sub-Basement Storage		750.2	69.7
Wing D			
Lower Ground Floor	3052.1	283.5	
Upper Ground Floor	2820.0	262.0	
First Floor	<u>3601.5</u>	<u>334.6</u>	
	9473.6		880.1
Stores, Offices and Workshops	6652.0	618.0	
Machinery Shop	<u>2460.4</u>	<u>228.6</u>	
	9112.4		846.6
Single Storey Block			
Design Offices		2552.1	237.1
Physics Offices and Laboratories		<u>8212.7</u>	<u>762.9</u>
		67641.4	6283.7

New Access Road and Boundaries:

If sold separately to Lot 1, the purchaser will be responsible for submitting a planning application for a new independent access drive, as indicated on the sale plan, within one month of completion of the purchase and will discontinue the use of the existing access road not later than 12 weeks after the granting of planning permission.

The purchaser will also be responsible for erecting new boundary fences to an approved specification along the northern and southern boundaries.

Services:

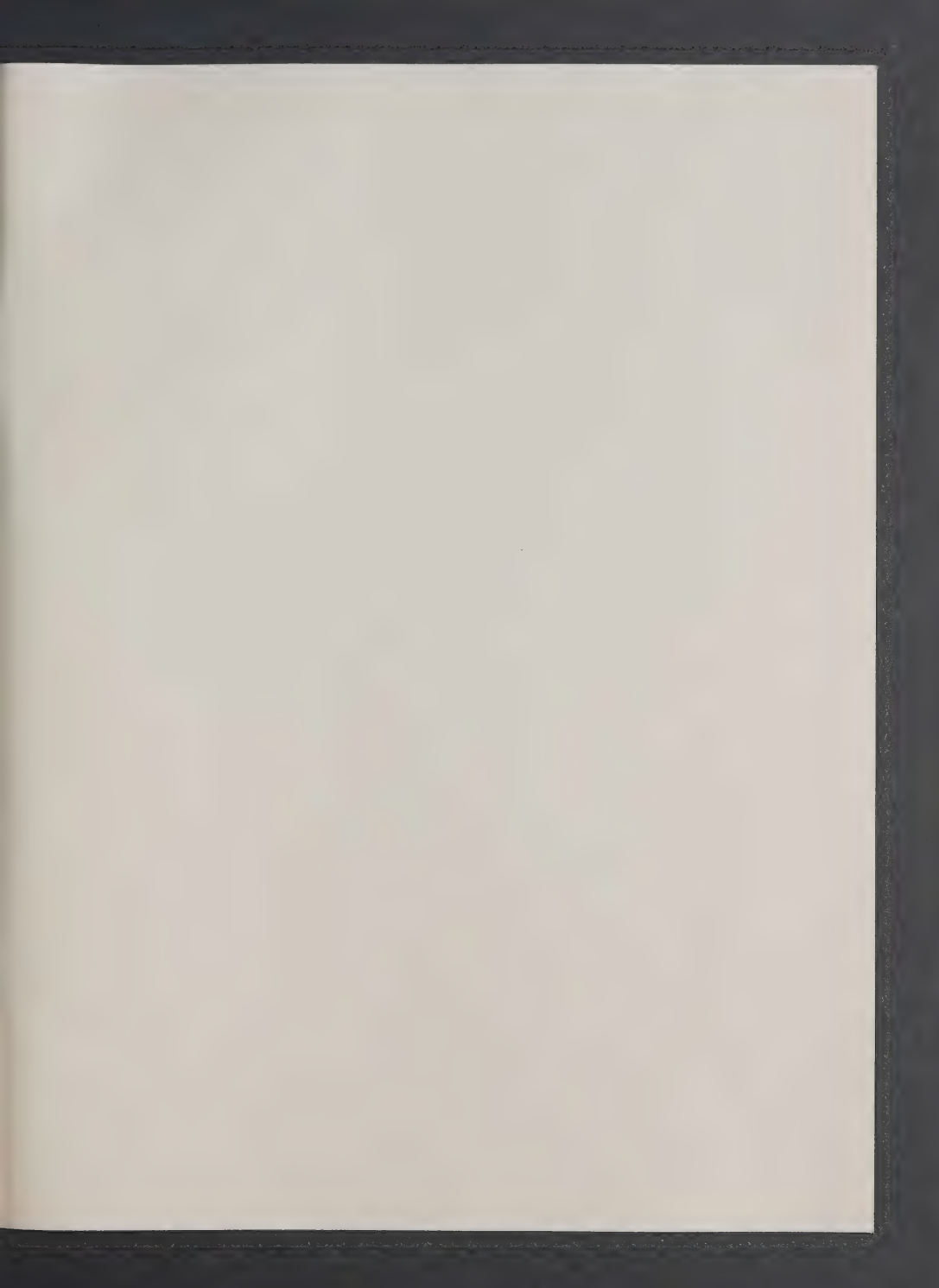
Mains water and 3-phase electricity are connected, private drainage and oil-fired central heating.

In the event of the West Building being purchased separately to Lot 1, the purchaser will be required to carry out the following:-

Water - install an independent water meter on completion.

Drainage - either install a new private drainage system within the grounds of Lot 7, or undertake to contribute 1/5 of the costs of upgrading and subsequently maintaining the existing private system currently shared with the Castle and situated on Lot 1, if such upgrading is carried out.

Central Heating - disconnect from the existing central heating system situated in the Works Compound.





HERSTMONCEUX CASTLE

ENGLAND



STRUTT & PARKER 

SAVILLS
INTERNATIONAL



THE HERSTMONCEUX CASTLE ESTATE SUSSEX, ENGLAND

ONE OF THE FINEST MOATED CASTLES IN ENGLAND

London 65 miles, Gatwick Airport 35 miles, Channel Tunnel 45 miles
M25 30 miles.

Herstmonceux Castle

Grade 1 Listed, 15th Century moated castle on 3 floors,
With 26 principal rooms.

Magnificent walled garden, folly and parkland.
3 cottages

Hoads Hill Farm

Farmhouse and traditional farmbuildings.

The Equatorial Group of Telescope Buildings

The West Buildings

Modern office complex totalling 67,640 sq ft net

The West Lodge

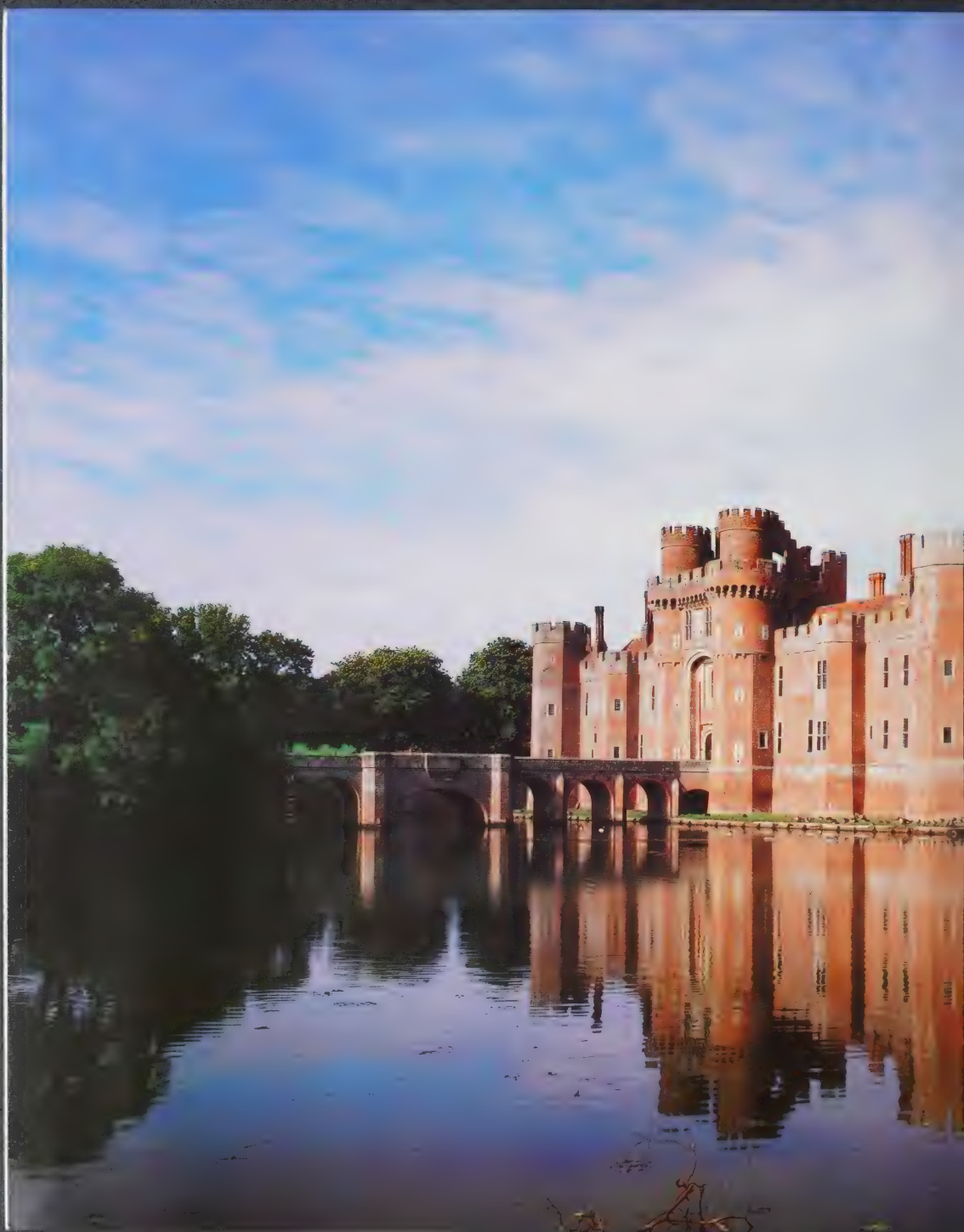
SUITABLE FOR PRIVATE LEISURE OR COMMERCIAL USE

In all about 532 acres with vacant possession
(subject to minor tenancies)

For sale by private treaty as a whole or in up to 7 lots

Savills International
20 Grosvenor Hill
Berkeley Square
London W1X 0HQ
Tel: 071 499 8644
Fax: 071 495 3773

Strutt & Parker
13 Hill Street
Berkeley Square
London W1X 8DL
Tel: 071 629 7282
Fax: 071 409 2359





A BRIEF HISTORY OF THE CASTLE

Herstmonceux Castle dates back to the 1440's and is one of England's best known and architecturally significant buildings.

During the 19th Century the Castle was abandoned and neglected, but in 1911 under new ownership restoration work began, which was completed in the mid 1930's.

'The completed restoration of Herstmonceux Castle is at once a romance and an achievement of real national importance. If it began by depriving the public of an exquisitely picturesque ruin, where forests of ivy ramped over crumbling rosy brick towers, it has ended by adding to our land's heritage a spectacle that for sheer breathtaking glamour is not be surpassed in Europe'. Country Life 1935.

Herstmonceux was the home of the Royal Greenwich Observatory from 1946 until 4 years ago and has been maintained to a high standard. The current accommodation includes 140 serviced rooms on three floors with cellars all arranged around a magnificent central courtyard and totals over 48,000 square feet.

The Castle is approached through beautiful parkland with a backdrop of mature woodland and creates a dramatic and imposing impression as it breaks into view, set in a gently sloping basin surrounded by a large moat.



THE GARDENS AND PARK



To the north of the Castle is the magnificent walled garden. The tranquility of the garden, which is laid out on two levels, is enhanced by mature yew hedges, flagged pathways, and herbaceous beds and rose gardens. Beyond the walled garden is a swimming pool, tennis court and secret garden.

The Castle is situated in a beautiful medieval park, and beyond by mature woodland and rhododendrons. Within the park is a delightful Georgian style folly and two small ornamental lakes.





THE ESTATE

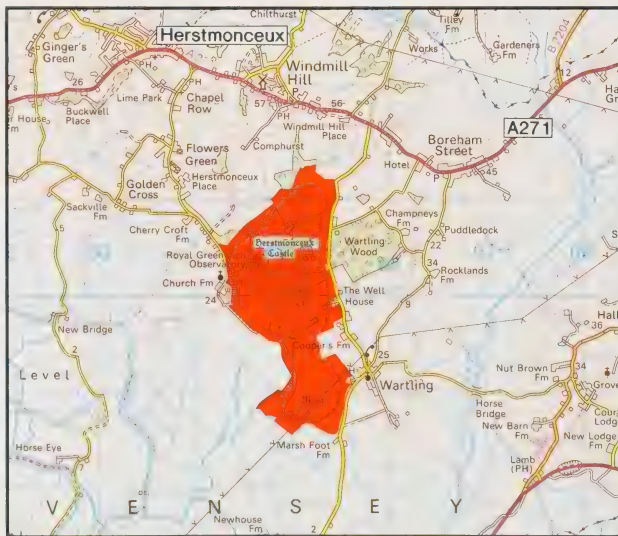
In addition to the Castle, there are 3 cottages, an Entrance Lodge, a Farmhouse and 532 acres of park and farmland.

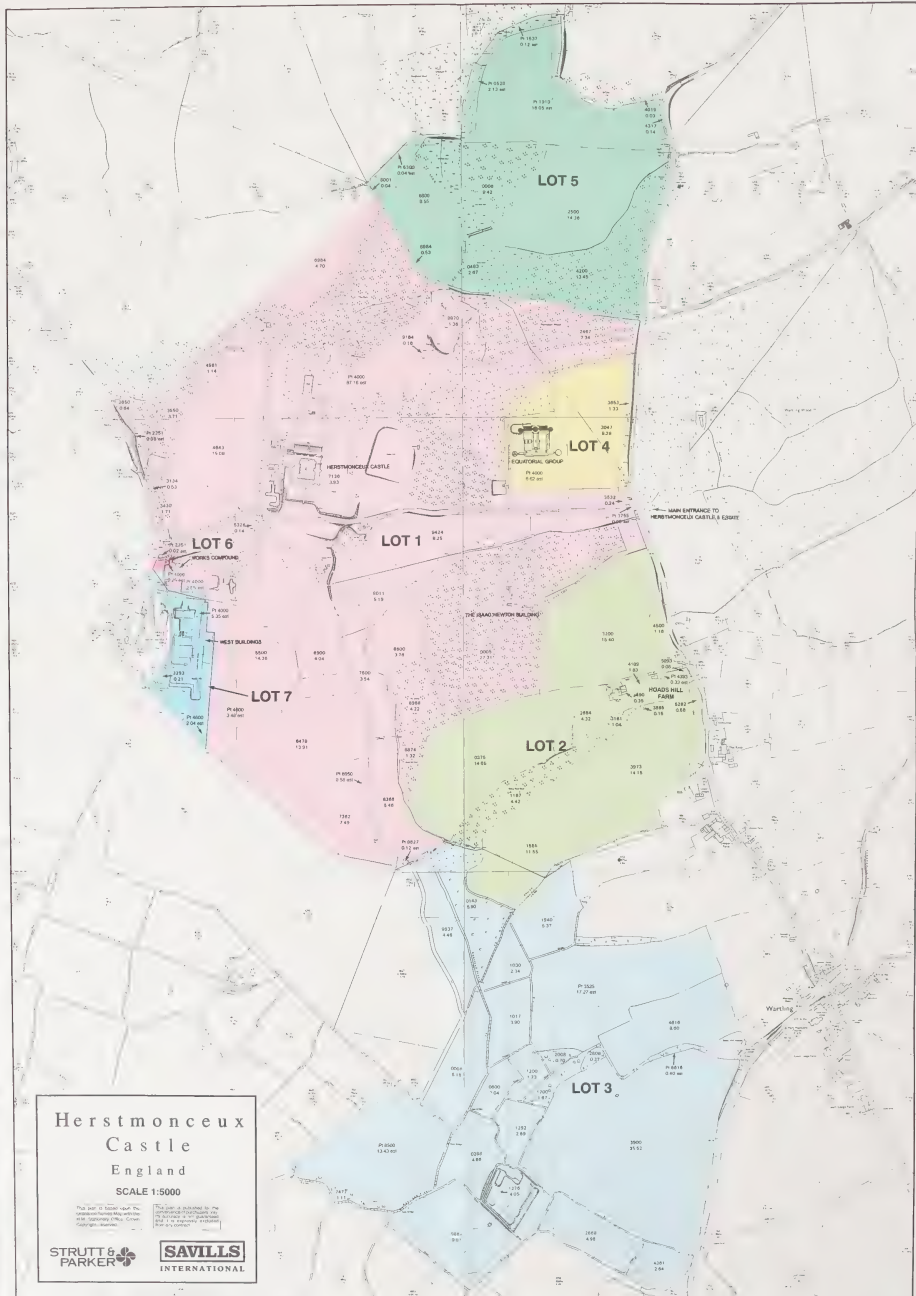
To the east, is the Isaac Newton Telescope Building (now empty) and the Equatorial Group of Telescope Buildings which were built in 1955 by the Royal Greenwich Observatory and include 6 telescope domes (which house the original optical telescopes), an office block, laboratories and exhibition areas.

On the edge of the Estate, are the West Buildings - an office and laboratory complex built between 1960 and 1980, with a net internal floor area of about 67,640 square feet.



LOCATION





Herstmonceux
Castle
England

SCALE 1:5000

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STRUTT &
PARKER 

SAVILLS
INTERNATIONAL

FACILITIES AND OPERATION

The buildings are to be renovated and altered to facilitate these academic goals. The Centre is being planned on twelve month cycles with an initial capacity of around 250 students.

GENERAL LAND USE STATEMENT

- (a) **Academic Programme:** The University intends to concentrate the main activities of the study centre in the castle. The castle will thus be used for lectures and seminars, for conference meetings, for study areas and library, and for dining. Essentially, all of the daily academic activities of residents will take place in the castle. In the immediate future the Executive Director will reside in the castle, but eventually it will contain only a few rooms for important guests.
- (b) **Residential Facilities:** The west side of the estate will be used primarily for residential facilities. Students and conference attendees, together with some teaching staff, will be accommodated in the renovated and converted west buildings.

Additional accommodation for teaching staff and visitors will be provided by converting part of the existing works pound, converting the nearby club house and renovating the cottages adjacent to the castle itself. The lodge at the west gate to the estate from Church Road will continue to be used as a staff residence.

- (c) **Public Use:** In the past it has also been possible to rent meeting rooms in the castle. Insofar as such uses can be scheduled so as not to interfere with the primary University academic uses of the castle, some rooms (the ballroom and the conference room in particular) may be available on a limited basis.

There are buildings on the estate that are well-suited to other public uses. The Equatorial group and the Isaac Newton building have been and continue to be the focus of interest of the professional and amateur scientific community. It may be possible to develop arrangements whereby these groups are able to use these buildings for a science centre, open to the public. The University is actively pursuing discussions on this matter. In the absence of such an arrangement the buildings are likely to remain vacant for the moment, since the University has no firm plans to use them and no funds to make them available to others free of charge. It is intended that access to the estate for these purposes will primarily be from the Wartling Road.

- (d) **Public Access:** There are of course existing footpaths and bridlepaths. In the past, parts of the estate have on occasion been open to public viewing (particularly, the walled garden north of the castle). The University intends to make such access available on a limited basis during the summer months. It is intended that access to the estate for this purpose will also primarily be from the Wartling Road.
- (e) **Special Community and Cultural Activities:** The estate is an ideal setting for arts and cultural events. While detailed plans for these activities have not yet been made, the University intends to participate actively in the cultural life of the community and the region. Artists will be invited to perform for students, staff, the public and those attending conferences.

The University intends to pursue discussions with representatives of the local arts community about possible special events to be hosted on the estate that will be open to the public.

- (f) **Access for the Disabled:** The University has a commitment to providing reasonable access and facilities for the disabled. Within the limitations imposed by the existing buildings, it is the intention to create a sympathetic and friendly environment.

QUEEN'S UNIVERSITY at HERSTMONCEUX CASTLE

HAILSHAM, EAST SUSSEX BN27 1RP, ENGLAND
Tel/Fax: 0323 833913

THE OBJECTIVE

To enhance Queen's University's role in international education and research.

ACADEMIC GOALS

- 1 To provide opportunities for undergraduate and graduate students to gain a more international education, particularly with respect to Britain, the European Community and the rest of Europe.
This will be achieved primarily through:
 - (a) a "third year (or one term) abroad" that is integrated with regular autumn and winter semester programmes at Queen's University;
 - (b) spring and summer courses of more general interest that will also provide academic credits from the University. The courses offered in the autumn and winter terms will be clustered into groups of related disciplines, and over a three or four year cycle the clusters will include courses in the fine arts, humanities, commerce, and the social, physical, applied and biological sciences. Spaces will be available to students from Britain, Europe and the rest of the world;
 - (c) Non-credit courses with local and international focus.
- 2 To develop internationally oriented "executive", professional and special interest courses and programmes. It is envisaged that these activities will be held during the spring and summer periods.
- 3 To provide a venue for focused conferences and colloquia that will bring together scholars from around the world.
These activities will be interleaved between the regular terms.
- 4 To enhance the educational environment for the local community through public lectures and seminars, and the provision of facilities for a possible science centre and/or planetarium.
A science centre and/or planetarium will need to be self-funded.
- 5 To establish a base for graduate students and faculty researchers undertaking independent or collaborative work in the United Kingdom and/or Europe.
- 6 To provide a "meeting place" that will promote interaction between students and researchers from Canada, with those in Britain and Europe (and the rest of the world).

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