



BLACKHURST PARK



**Opportunity to build an individual home in a unique setting on the edge of Royal Tunbridge Wells
Planning Permission for a 5-bedroom house, of approximately 5380 sq ft, set within the Victorian walled garden of Blackhurst Park – all set in 1.4 acres**



The Walled Garden – Blackhurst Park – Halls Hole Road – Royal Tunbridge Wells – Kent TN2 4RG

Location

Blackhurst Park is situated on the eastern edge of the town, accessed from Halls Hole Road, just off the Pembury Road, with easy access to the A21(T).

The centre of town is within 1½ miles with High Brooms rail station being approximately 1 mile distant, providing a frequent direct service to London Bridge in around 50 minutes.

Description

Blackhurst Park is a private residential estate, behind security gates, and is located on the south side of Pembury Road, at its junction with Halls Hole Road.

The original Grade II listed house was converted around 20 years ago and provides 3 large attached “wings”, with mature landscaped gardens.

The Walled Garden is now being offered for sale with the benefit of full planning permission to build a truly individual house, over two levels, by sculpting into the natural fall of the land.

The completed house will provide 5 double bedrooms each with en-suite facilities, with the master bedroom also enjoying a dressing room. In all **5381 sq ft**.

On the ground floor there is large hall serving three bedrooms; two reception rooms; a kitchen / dining room; utility room; boot room. There are “wrap around” terraces overlooking the garden. – **2637 sq ft**

The garden level provides two further bedrooms; a gym; home office; changing / showroom; pool / plant / storerooms – leading directly out to a swimming pool and terrace area. – **2744 sq ft**

The gardens beyond are enclosed within the original walls to the kitchen garden.

At the entrance to the walled garden there is also permission to build a large garage.

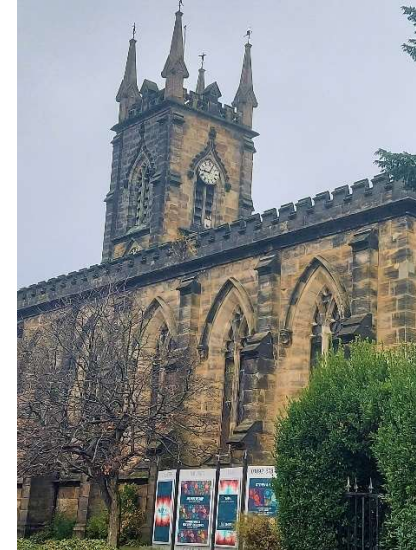
In all set in 1.4 acres.



The Pantiles



The Ivy – High Street



Trinity Theatre



Thackeray's Restaurant

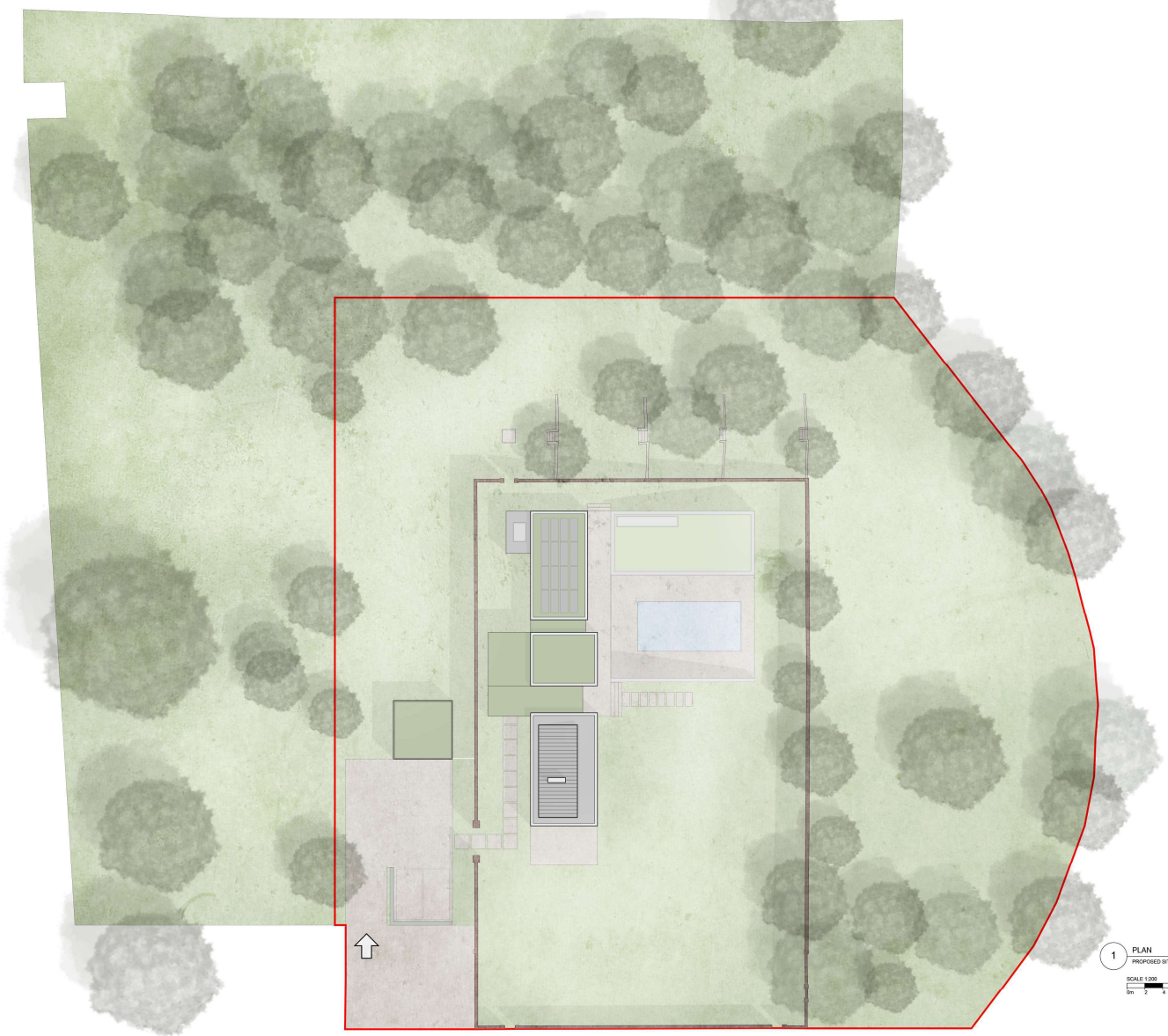


High Street Retail



Old Opera House

For construction purposes do not scale from this drawing
 Use figured dimensions only
 For final set
 All dimensions to be checked on site
 Work to be carried out in accordance with by-laws and
 regulations of local authorities and statutory requirements.
 DATE



REV.	DESCRIPTION	DATE
01	Blackhurst Park, Halls Hole Road Tunbridge Wells, TN2 4RG	
	Proposed Site Layout	

Scale: A1	1:100
Checked	OCT 2020
Drawn by:	PMSP
Checked by:	
Purpose of Issue	MARKETING

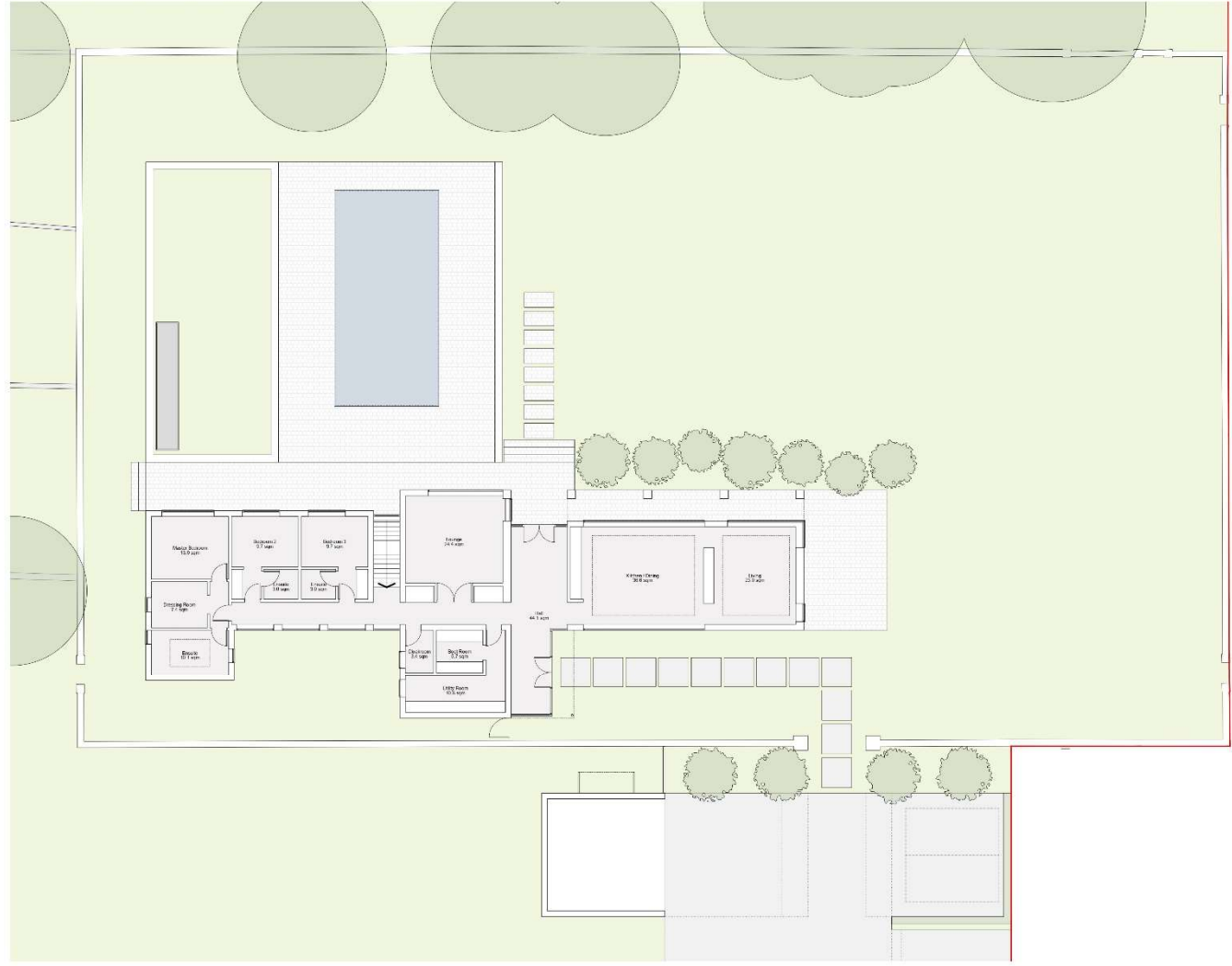
0A
RESIDENTIAL

1 PLAN
 PROPOSED SITE LAYOUT SCALE 1:200
 SCALE 1:200
 0m 2 4 6 8 10 12 14 16 18 20

No.	High Street	Revision	DATE
005		01_00	

Ground Floor

For construction purposes all dimensions should be taken from the finished floor level unless otherwise stated.
 All dimensions are in millimetres unless otherwise stated.
 All dimensions are to the finished floor level.
 All dimensions are to the centre line of walls unless otherwise stated.
 All dimensions are to the centre line of columns unless otherwise stated.



REV. DESCRIPTION DWL
 Blackhurst Park, Halls Hole Road
 Tunbridge Wells, TN2 4RG
 Ground Floor Plan

Drawn by	Y. L.
Checked	OCJ 22/08
Drawn by	PAZP
Checked by	DAW 01/08

OA
 RESIDENTIAL

REVISIONS
 No. Description
 Date

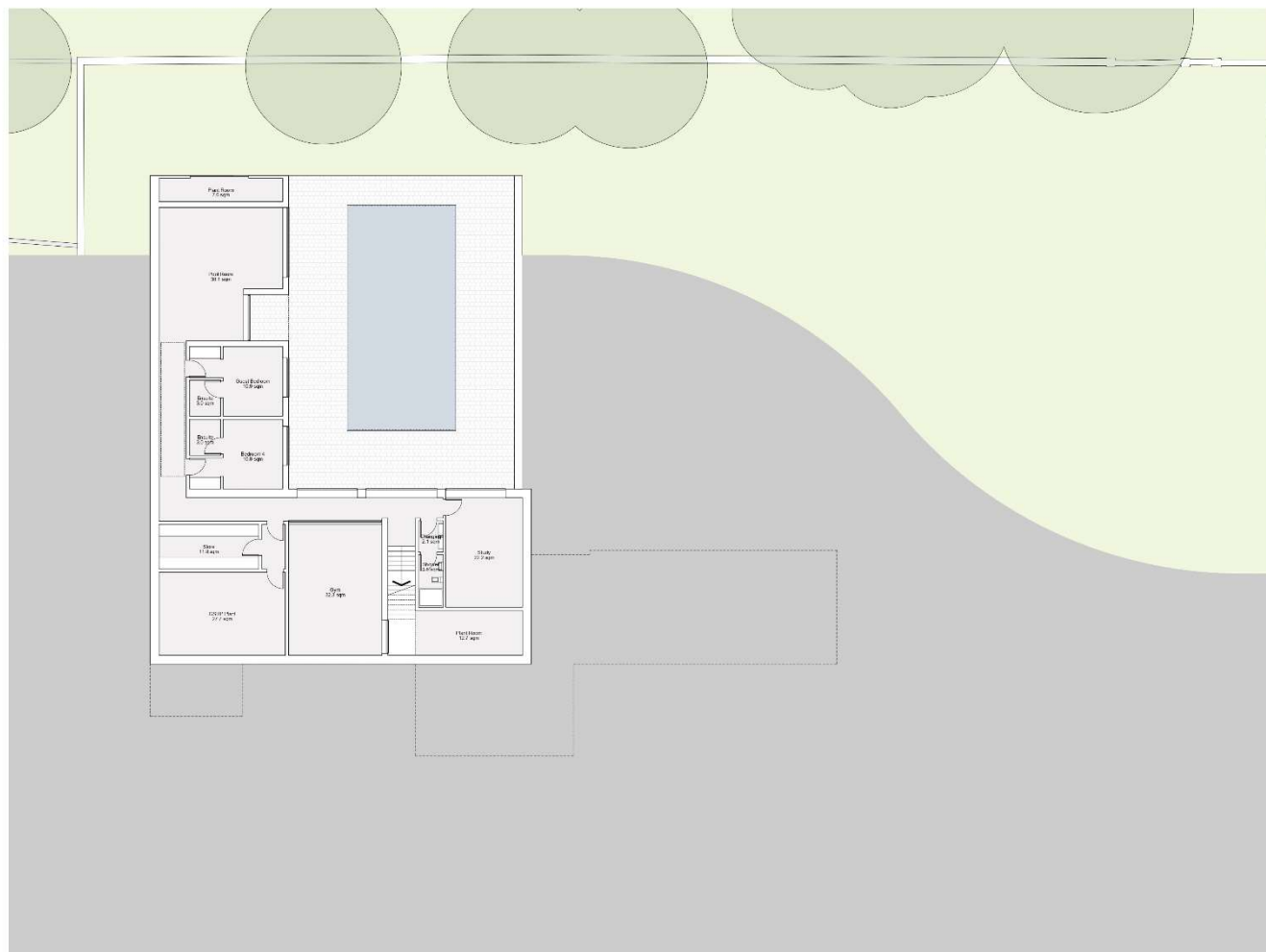
Arch/Rev/Date	Drawing Number	Rev
005	02_01	-

1 PLAN
 PROPOSED GROUND FLOOR
 SCALE: 1:100



Garden Level

For construction purposes, all dimensions shall be finished.
 Dimensions are given in millimetres unless otherwise stated.
 All dimensions shall be finished unless otherwise stated.
 All dimensions shall be finished unless otherwise stated.
 All dimensions shall be finished unless otherwise stated.



REV. DESCRIPTION DWL
 Blackhurst Park, Halls Hole Road
 Tunbridge Wells, TN2 4RG
 Lower Ground Floor Plan

Drawn by	Y. S.
Checked	Y. S.
Drawn by	Y. S.
Checked by	Y. S.
Project name	Blackhurst Park

OA
 RESIDENTIAL

REVISIONS
 No. Description
 001

Author/Designer	Drawing Number	Rev
005	02_00	-

1 PLAN
 PROPOSED LOWER GROUND FLOOR
 SCALE: 1:100



For construction purposes, elevations showing existing and proposed conditions only.
 All dimensions are in inches unless noted.
 All elevations are to be shown with the same and appropriate level markers and elevations indicated.



1 ELEVATION
 PROPOSED SOUTH WEST SIDE
 SCALE: 1/8" = 1'-0"



2 ELEVATION
 PROPOSED NORTH WEST SIDE
 SCALE: 1/8" = 1'-0"



NO. 0000000000
 Backhurst Park, Hale Hill Road
 Tunkaloige Mts, TN 37143
 Proposed Elevations

Scale: 1/8" = 1'-0"
 Date: 06/17/2019
 Author: [Name]
 Project: [Name]

0A
 RESIDENTIAL

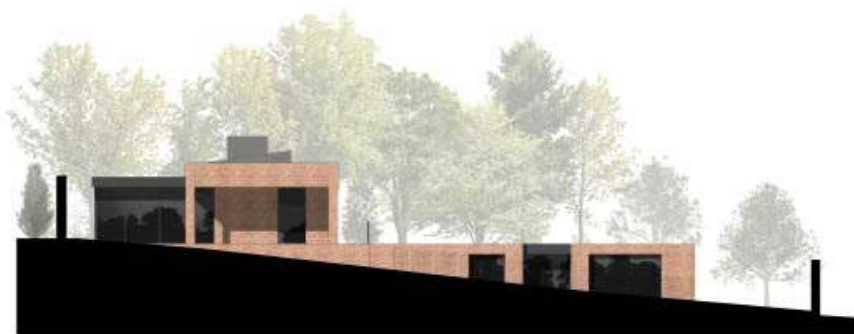
Project Name: _____
 Drawing No: _____
 Date: _____

Job Number: 005
 Drawing Number: 03_00
 Date: _____

For complete project description, including drawings and specifications, see the project manual and drawings. This drawing is not to be used for construction without the approval of the architect.



1 ELEVATION
PROPOSED SOUTH EAST
SCALE: 1/8" = 1'-0"



2 ELEVATION
PROPOSED SOUTH WEST
SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION	DATE
	Blackhurst Park, Halls Hill Road Tunkalo Hills, TN 37140	
Proposed Elevations		
Scale	1/8" = 1'-0"	
Project	03_01	
Client	PHD	
Project No.	005	

0A
RESIDENTIAL

Project No.	005	Drawing Number	03_01	Rev.	1
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Further Details

Full plans and the planning decision notice is available on request.

Viewings are to be carried by appointment and accompanied.

Contact – Rupert Farrant MRICS – **01892 552500** or rupert@durlings.co.uk



chartered surveyors
and property consultants

**22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED**

www.durlings.co.uk

