

**target
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Royal Tunbridge Wells, Kent

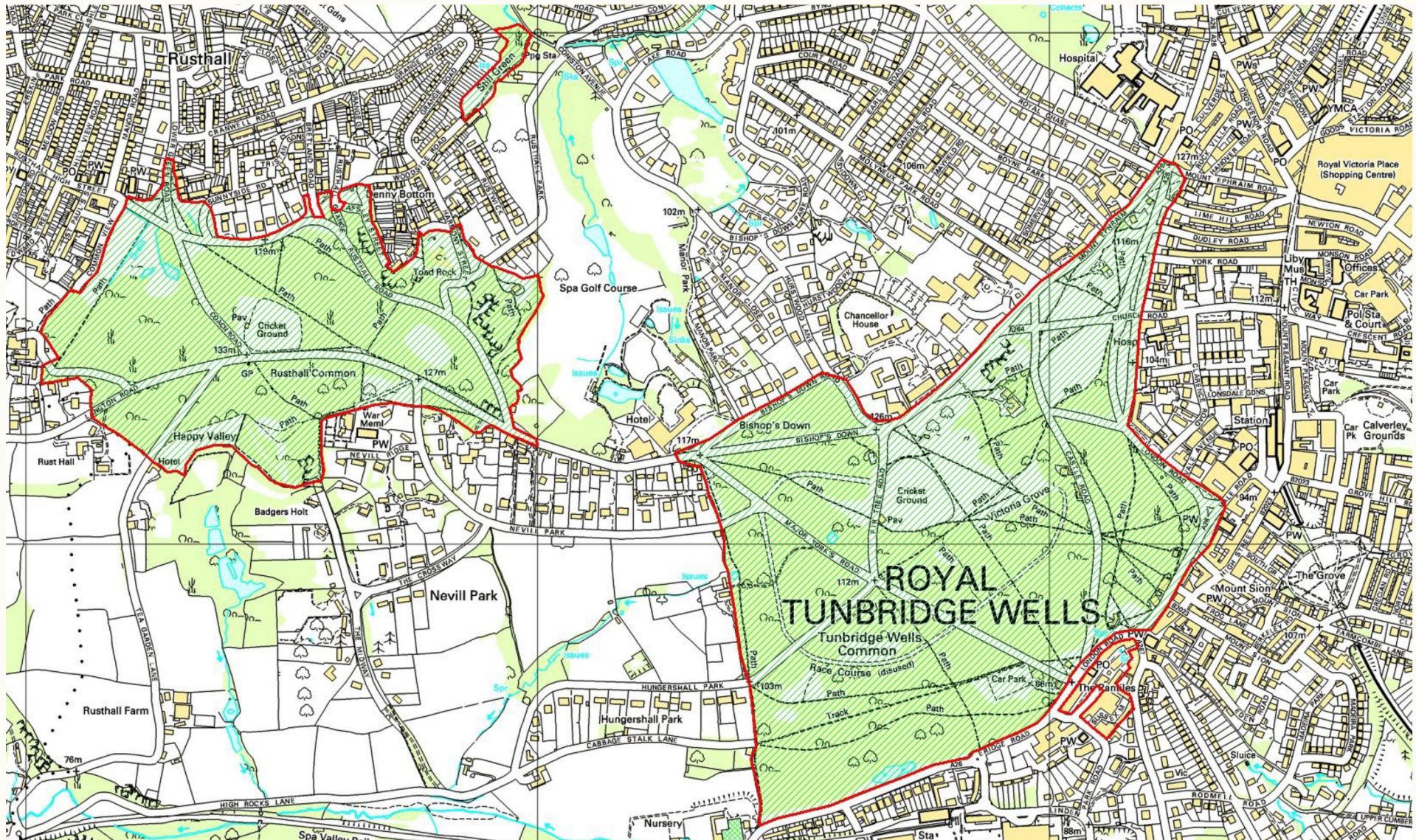
Tunbridge Wells & Rusthall Commons, including 2 cricket clubs

**250 Acres of (predominantly) common land
with Lord of the Manor of Rusthall title**

P.O.A



Tunbridge Wells & Rusthall Commons





A Truly unique opportunity in the heart of Kent

The Commons currently produces a **gross income of £150,000** from wayleaves and easements (c.£18k), together with income from the Car Park operated by RCP under Management Agreement.

There are in the region of **900 properties that require rights of access** and for service media over the Commons which presents further opportunities for increasing income through documenting rights of way, wayleaves and easements where required.

The Stats:

250

Acres of Common Land

Up to 20

Biodiversity Units (Net Gain Credits) per hectare





Lord of the Manor of Rusthall history

The "title" of the Manor of Rusthall was historically held by the "Lord of the Manor," a position that could be bought and sold, and whose rights and responsibilities were regulated by acts of Parliament, such as the Rusthall Manor Act of 1739.

As a placename, Rusthall first appears in a charter of about AD765 as a swine pasture given to Deora, bishop of Rochester by Egbert, king of Kent. The original form of the name is Rustwell, thought to be derived from the chalybeate springs in the vicinity. The name change to Rusthall, occurring between 1180 and 1264, is probably a corruption due to the building of the first dwelling on the site.

The Manor of Rusthall is an ancient feudal holding that extends from London Road in Tunbridge Wells westward to Langton Green, and from Eridge Road north towards Rusthall and Speldhurst. Tunbridge Wells and Rusthall Commons were 'wastes' of the Manor, which were left uncultivated and unenclosed.

The early history of the manor of Rusthall is obscure, since its population was not large enough to constitute a village and, until the development of Tunbridge Wells, it was simply an outlying part of Speldhurst parish. The first known holder of the manor, Hilary de Sutton, is mentioned in a document dating back to 1268. The location of the mediaeval manor house is unknown. Colbran's town guide of 1839 suggests four possible sites near Bishops Down. From 1664 onward, successive Lords of the Manor were responsible for developing the Pantiles and spa.

Lord Abergavenny obtained leave in 1608 to sink the first well over the chalybeate spring on the Common 'discovered' by Lord North two years earlier, although the area had been named Rustwell for over 800 years. By 1682 the colonnade now known as The Pantiles had been built by the Lord of the Manor of Rusthall.



A Net Gain for Biodiversity

The Commons also provides the opportunity for Developers to purchase Biodiversity Net Gain credits to enhance biodiversity using off-site mitigation for developments where this cannot be delivered on site, aligning with investor sustainability objectives. Private Market Units are offered by land managers and indicative prices often fall between £20,000 and £35,000 per unit, subject to market conditions, location, and habitat type.





BNG units represent the cornerstone of biodiversity net gain, serving as a measurable currency for habitat improvement. Exactly how much land one BNG unit equates to depends on three things for existing habitats:

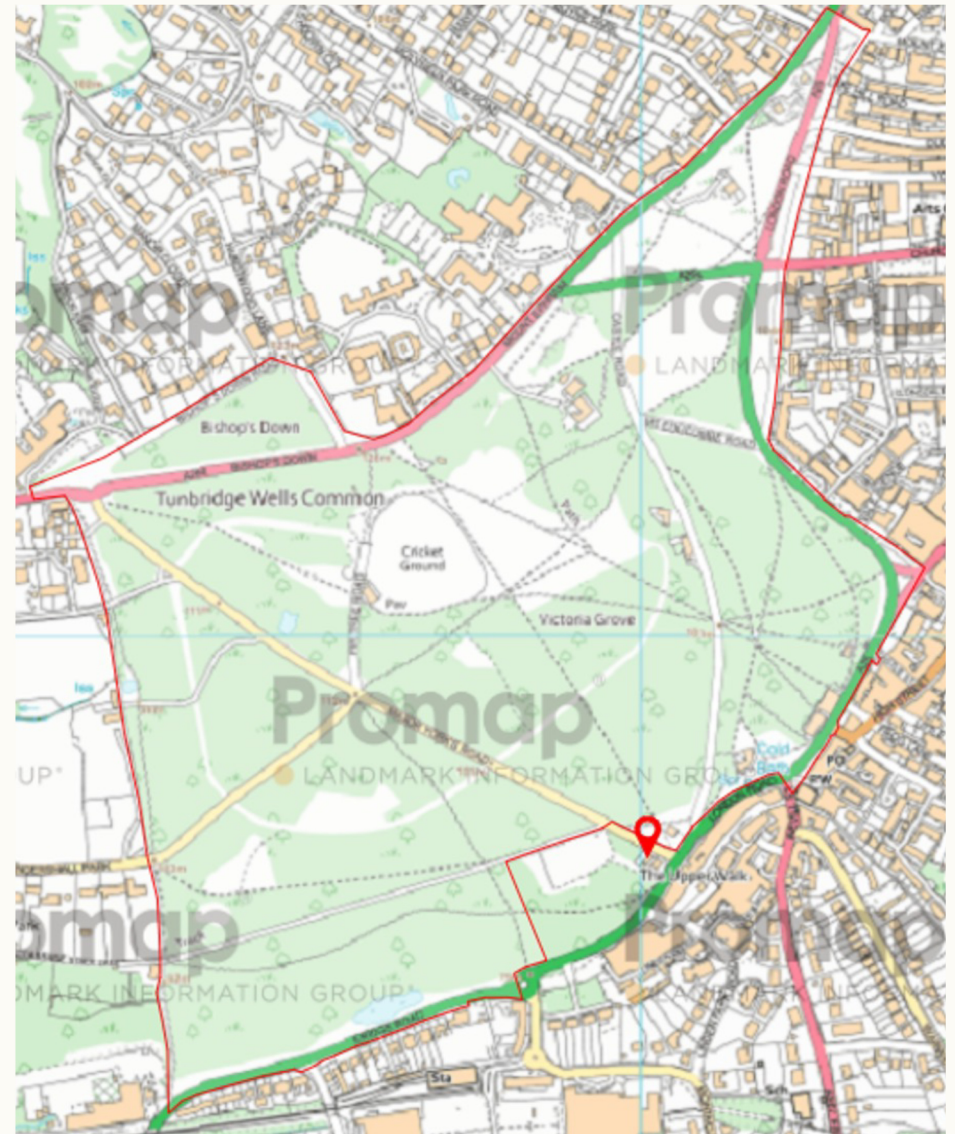
- distinctiveness (the type of habitat);
- condition (what kind of state is that particular habitat parcel in); and
- strategic significance (the habitat contained within a strategic area for biodiversity).

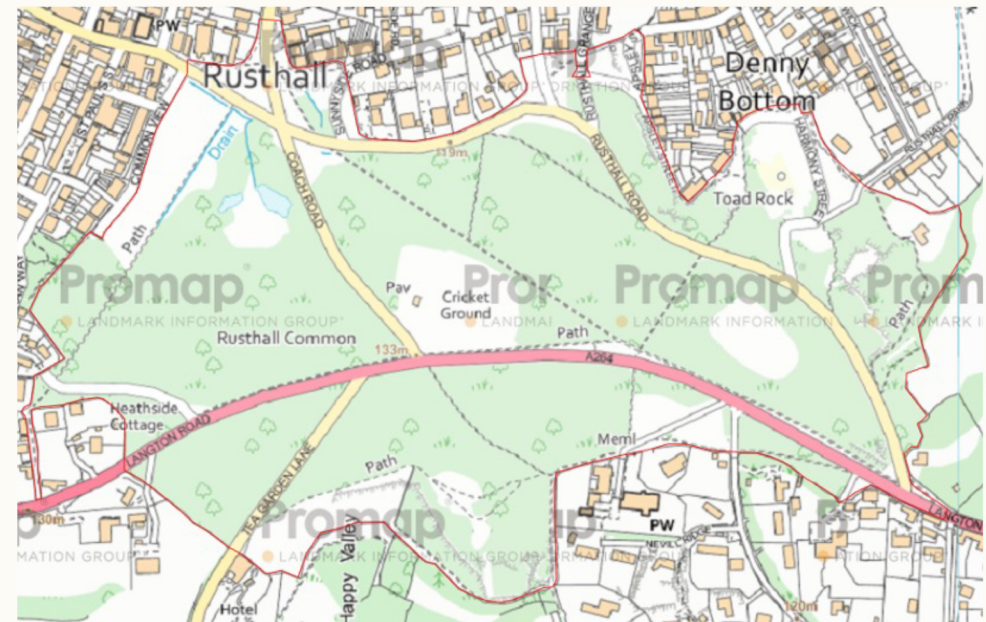
One hectare of arable land is usually valued at around 2 biodiversity units; species-rich, high-distinctiveness grassland could be worth 8–10 per hectare and Mature woodland near priority sites up to 20 per hectare.





Tunbridge Wells Common





Rusthall Common

Total acreage of Tunbridge and Rusthall Commons (minus car park, Still Green and retained perimeter of The Pantiles = 249 acres sts).



Upper Pantiles Car Park and Woodland

**6 acres of predominantly common land
including 170 space car park, together with
woodland in two parcels**

P.O.A





Unlocking Value at Upper Pantiles Car Park

Perfectly positioned beside the iconic Pantiles, **Upper Pantiles Car Park** offers not only consistent parking income but also **untapped potential for revenue growth**.

Current gross income **£150,000** pa (profit share in place) from RCP Parking's management agreement. There is also an opportunity to negotiate terms with RCP for a traditional lease of the Car Park.

A proven income stream with room to expand – right at the heart of Royal Tunbridge Wells.

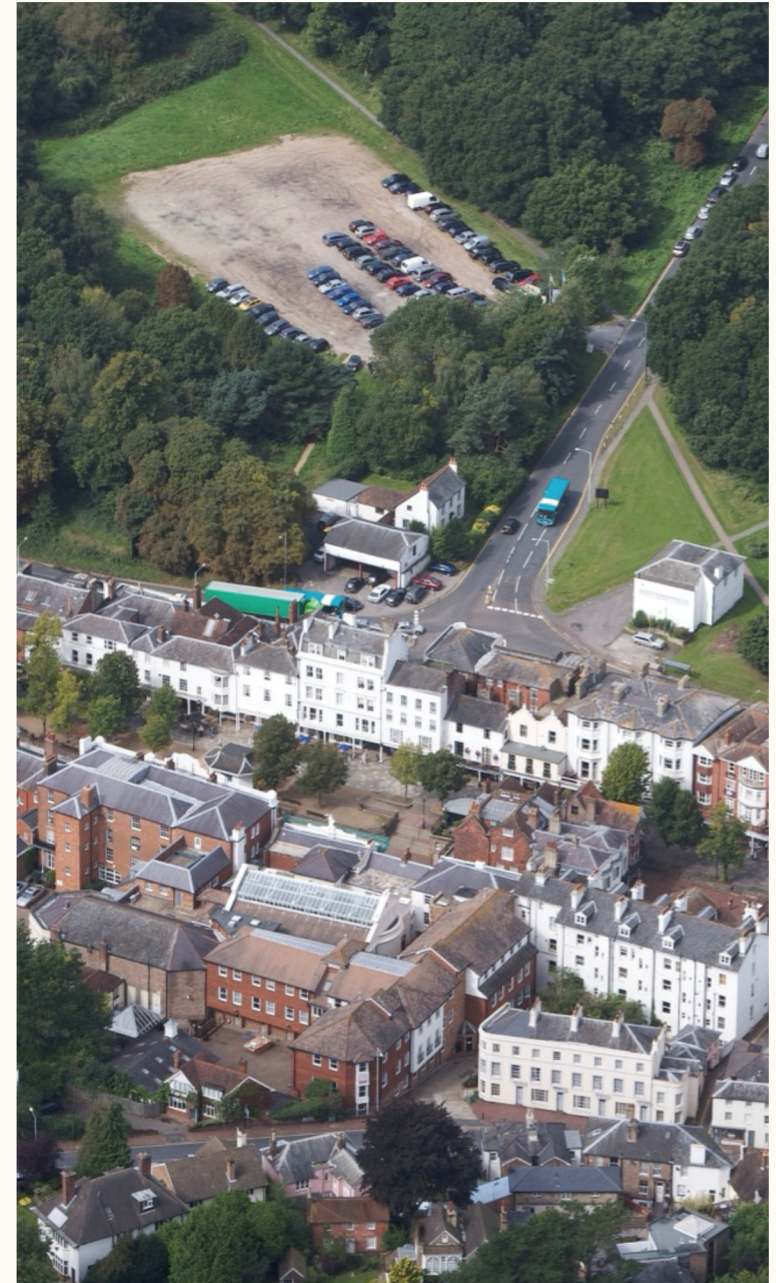
The Stats:

170

Car Parking Spaces

£150k+

Gross Income





Prime Redevelopment Opportunity*

Directly opposite the iconic Pantiles colonnade and The Potteries — a 127-apartment landmark by Dandara achieving around £600 psf and penthouses nearing £1 million — this site occupies a prime Tunbridge Wells location regarded as the town's cultural heart.

There is a unique opportunity to deregister the existing car park as Common Land through a land exchange with a comparable parcel at Still Green, Rusthall Common (held freehold but not designated as Common). This strategic move would unlock significant development potential, enabling a planning application for a scheme comparable to The Potteries.

Initial design studies indicate capacity for around 104 luxury apartments overlooking Tunbridge Wells Common and 285 parking spaces, with a projected GDV of c.£60 million and residual site value of approximately £10 million.

A rare chance to transform a high-profile central site into an exceptional residential address.

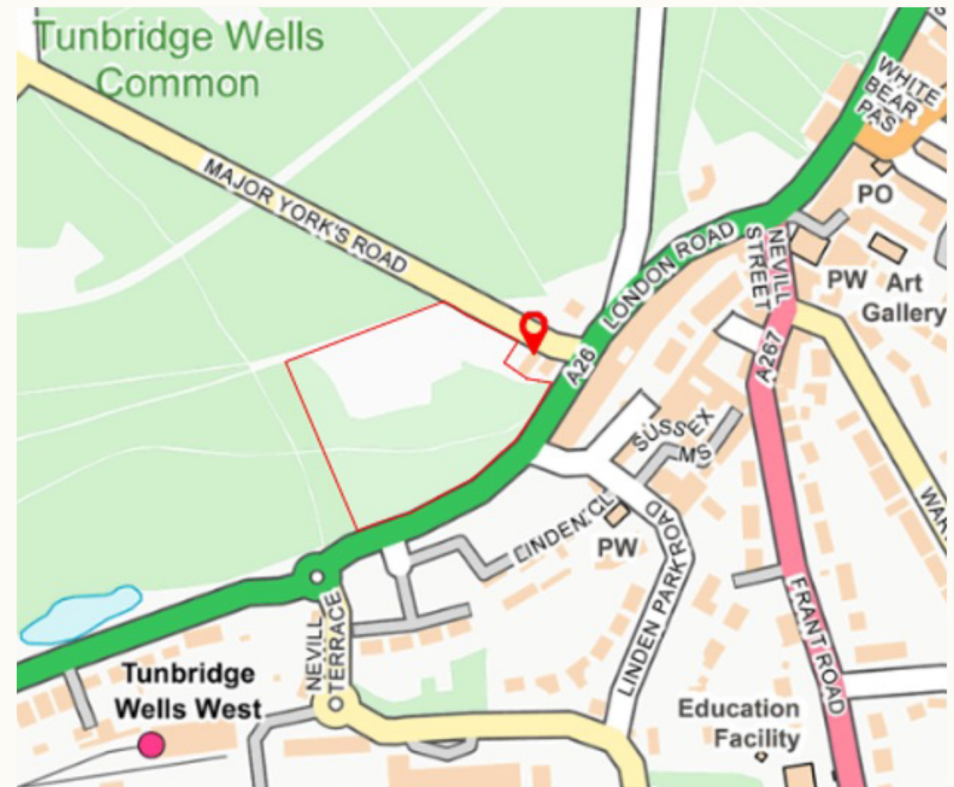
*subject to relevant planning and all necessary consents



CGI representation of possible development

Upper Pantiles Car Park, Major Yorks Road

Approximately 4 Acres sts.



Still Green Rushall

Approximately 2 acres sts.





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