

ROYAL  
WELLS  
PARK

ROYAL TUNBRIDGE WELLS

THE NEXT CHAPTER FOR ROYAL TUNBRIDGE WELLS



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ROYAL TUNBRIDGE WELLS

*Royal Tunbridge Wells has long been  
recognised as one of the most prestigious  
residential locations in England.*

*Royal Wells Park, created by Berkeley,  
heralds a new chapter for this most  
desirable town.*

# CHOICE AND ELEGANCE

*Royal Wells Park offers elegant architecture, a welcoming landscaped environment and a truly wide choice of houses and apartments. Located close to the heart of the town, this exclusive development is within walking distance of the railway station and the many outstanding schools, shops and amenities for which Royal Tunbridge Wells is renowned.*

*When complete Royal Wells Park will provide a prestigious collection of new homes comprising of 1, 2 and 3 bedroom apartments, 3 bedroom penthouses and 3, 4 and 5 bedroom houses. In addition the development provides for all generations with 43 apartments specifically designed for Senior Living and the first developer led free school in the country. The setting is further enhanced through the considered use of Water features and green spaces.*

# ROYAL WELLS PARK

ROYAL VICTORIA PLACE

CAVERLEY GROUNDS

ASSEMBLY HALL THEATRE

TRINITY THEATRE

THE NEVILL GROUND (KENT CCC)

TUNBRIDGE WELLS COMMON

THE PANTILES

TUNBRIDGE WELLS RAILWAY STATION

ROYAL WELLS PARK



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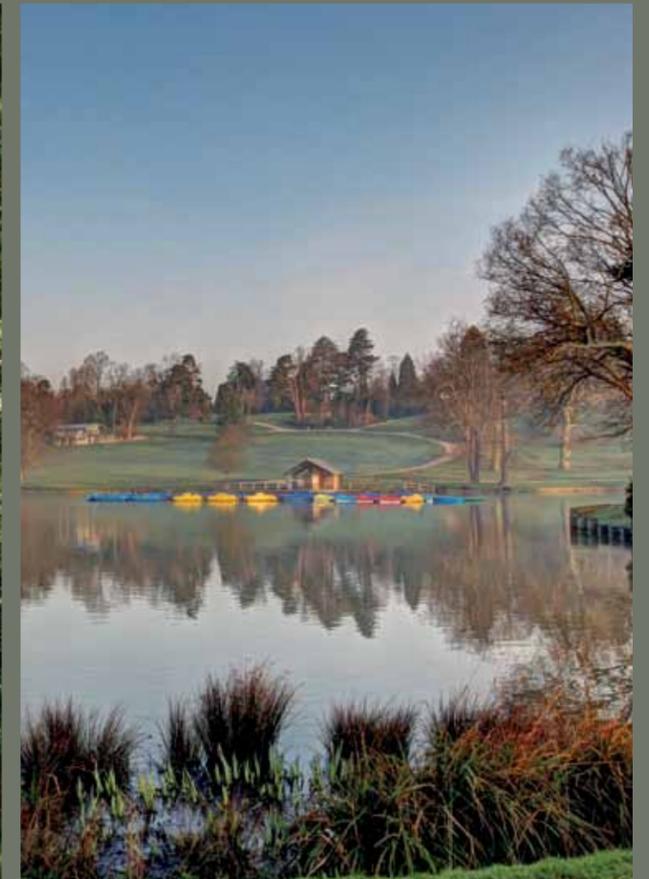
# APPRECIATE OUR VISION

*Royal Wells Park is destined to become the most sought after development in Royal Tunbridge Wells, thanks to its premier location, outstanding architecture and high quality landscaping.*



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# DELIGHT IN THE LOCAL LIFESTYLE



*There are so many reasons to delight in Royal Tunbridge Wells, where the lifestyle is relaxed and affluent.*

The pavement cafés on the Pantiles, the vibrant cultural scene, high quality restaurants, boutique shopping and acres of parks and woodland all contribute to the charm of this unique town.

People have been visiting the town for 400 years, ever since the discovery of the

Chalybeate Spring in 1606. As visitors flocked to 'the Wells' to enjoy the health-giving properties of the waters, it quickly became a highly fashionable destination.

In 1909, Tunbridge Wells had its 'Royal' status bestowed upon it by King Edward VII.

# DISCOVER A RICH HERITAGE



*A walk through Royal Tunbridge Wells is a stroll through history – nearly 3,000 buildings, 14 parks and gardens are Listed\* as being of special architectural or historic interest and the town boasts 26 Conservation Areas. One of these, Mount Ephraim, forms part of Royal Wells Park.*

Important historic buildings include the Pantiles, built in the eighteenth century as the place to shop and be seen.

The numerous churches, including that of King Charles the Martyr; and the Trinity Theatre, housed in a Grade I Listed church

designed by noted architect Decimus Burton.

More architectural variety is seen in the Art Deco Assembly Hall Theatre, Calverley Park's many Regency villas, numerous humble cottages and even Mount Ephraim Post Office.

\*Source: [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)



# EXPLORE A GLORIOUS NATURAL LANDSCAPE

*Royal Tunbridge Wells is set like a jewel in the Garden of England and from Royal Wells Park it's just a matter of minutes by car to reach this verdant countryside. The nearby Kentish Weald, an Area of Outstanding Natural Beauty, has a rich tapestry of attractions to enjoy.*

Across the wider area, historic houses from every era abound, including Hever Castle, Ightham Mote and Penshurst Place. There are reminders of Kent's rural past at the Hop Farm Family Park and Haxted Watermill; nostalgic trips to be made on the Kent and East Sussex Railway; with grand gardens everywhere, including Sprivers Garden and Pashley Manor Gardens.

Stunning landscapes are another regional feature. Close to home are the ancient byways of Ashdown Forest, Bedebury Forest and the calm waters of Bewl Water Reservoir. Keen walkers are spoilt with 2,300 km of pathways at their disposal, including numerous bridle and cycle paths.



# INDULGE IN GOURMET DINING



As befits its sophisticated reputation, Royal Tunbridge Wells is a gourmet's paradise, with a range of restaurants that includes chic hotel dining rooms, trend setting gastropubs, welcoming trattoria and friendly coffee shops.

If you're simply in the mood for a cappuccino, what better way to enjoy it than in a pavement café on the Pantiles – quintessentially Royal Tunbridge Wells.

*Thackeray's Restaurant*  
85 London Road  
Royal Tunbridge Wells, TN1 1EA  
01892 511921

  
*Renowned  
French cuisine*

*The Spa Hotel*  
Mount Ephraim  
Royal Tunbridge Wells, TN4 8XJ  
0871 963 7502

★★★★  
*Four star  
luxury*

*One Restaurant*  
The Brew House Hotel  
1 Warwick Park  
Royal Tunbridge Wells, TN2 5TA  
0871 9600627

  
*Enjoy an  
aperitif*

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# TREAT YOURSELF TO THE BEST



*Anyone who enjoys shopping will find plenty of temptation amongst the town's boutiques and high street stores.*

Discover shops offering new and vintage fashion, jewellery, antiques, art, shoes, homewares, food and wine, sportswear and books.

If you can't find what you're looking for in Royal Tunbridge Wells, a short car journey

takes you to Bluewater, one of the largest shopping destinations in the south east. The 330 shops are complemented by 50 restaurants and bars, a multiplex cinema and a range of family-focused entertainment.





# ENJOY INSPIRING ARTS AND CULTURE

*The Assembly Hall Theatre, in its distinctive Art Deco building, presents a varied programme of music, comedy, drama, musical theatre and dance.*

You can learn more about local history and archaeology at Tunbridge Wells Museum and Art Gallery, which houses various collections of toys, clothing and fine art. There are numerous private

galleries where fine art can be viewed and purchased. The Local and Live Festival, held on the Pantiles every August, brings culture to the streets, showcasing local musicians of every genre.

# REVITALISE MIND AND BODY



Royal Tunbridge Wells is synonymous with health and wellbeing. While no one actually 'takes the waters' for their ailments any more, there are many twenty-first century versions of the spa where you can be pampered and revitalised.

Royal Tunbridge Wells boasts plenty of parks, gardens and recreation grounds, several of which offer sports pitches and playgrounds too. If golf is your sport, there are several courses to choose from nearby, often featuring wonderful views of the Kentish countryside, as well as first class play.

*Spa Escape*  
12 Vale Road,  
Royal Tunbridge Wells, TN1 1BP  
01892 512909

*Tunbridge Wells Lawn Tennis Club*  
Nevill Gate  
Royal Tunbridge Wells, TN2 5ES  
01892 525625

*Dunorlan Park*  
Pembury Rd.,  
Royal Tunbridge Wells, TN2 3QA  
01892 554031



*Sumptuous  
spa treatments*



*13 all-weather  
courts*



*Fine park with  
boating lake*

# EDUCATION FOR LIFE



*Royal Tunbridge Wells is an ideal location to raise a family and the town is well served by a range of good schools for children of all ages. A new primary school, The Wells Free School, is being built as part of the Royal Wells Park development.*

Other 'Outstanding' Ofsted-rated primary schools include St James Church of England Junior School and Claremont Primary School, while for older children there are three grammar schools: The Skinners' School, Tunbridge Wells Girls' Grammar, and Tunbridge Wells Grammar for Boys. Private options include Beechwood Sacred Heart School, The Mead School and Rose Hill School.

The town's location puts older students within easy commuting distance of London and some of the UK's most renowned universities; there is also a number of seats of higher learning in the county, including Kent and Canterbury Christ Church Universities.

# STAY CONNECTED



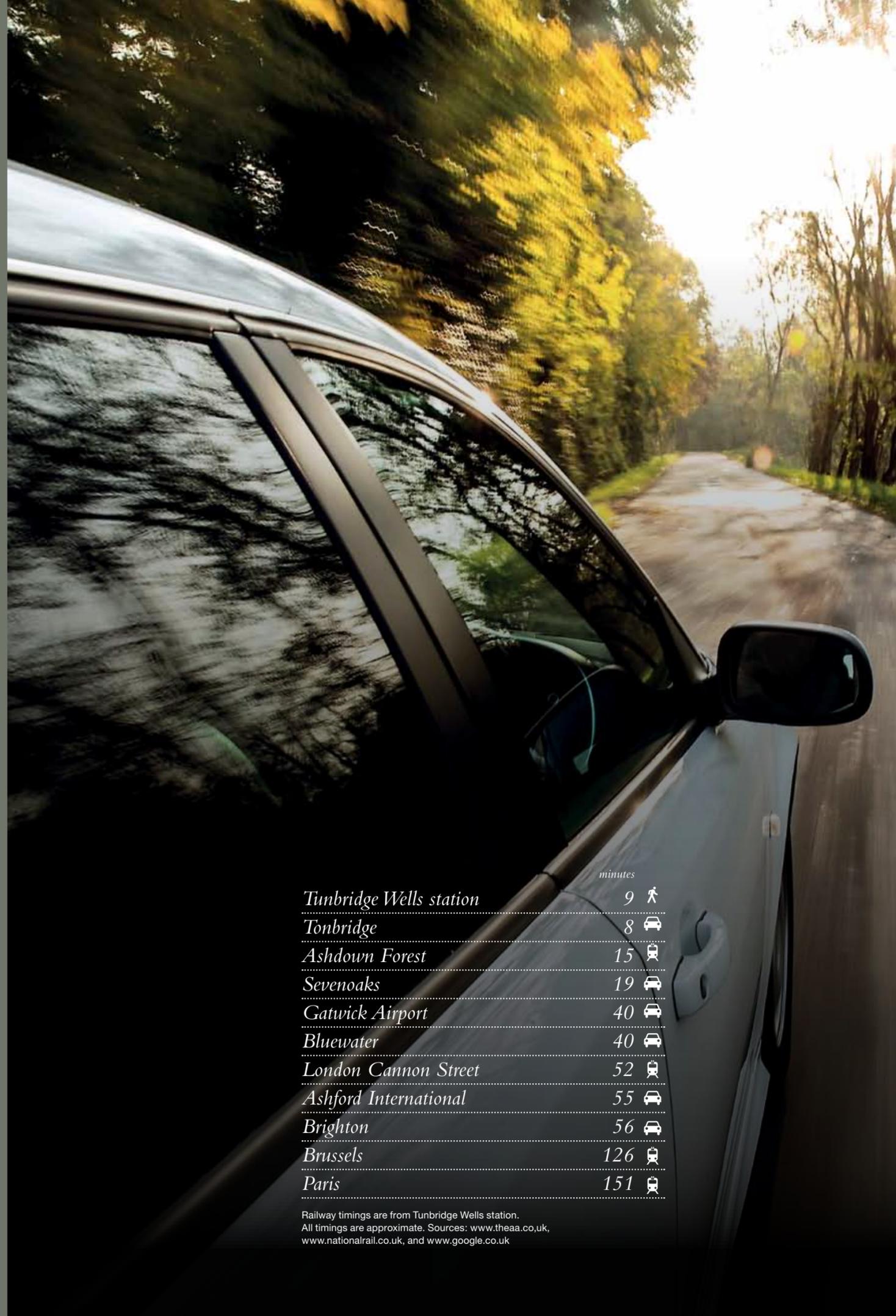
*Its location in west Kent puts Royal Tunbridge Wells within easy reach of most of the major road and rail links of the south east.*

London commuters can be at work within an hour after leaving Tunbridge Wells station, a short walk from Royal Wells Park. Services go into Charing Cross and Cannon Street, which both have Underground connections.

The M25 and M23 motorways are within a 40 minute drive, giving links to Heathrow, Gatwick and Stansted Airports. Mainland Europe can also be reached from Ashford International station via Eurostar or Eurotunnel.

|                         | minutes |   |
|-------------------------|---------|---|
| Tunbridge Wells station | 9       | 🚶 |
| Tonbridge               | 8       | 🚗 |
| Ashdown Forest          | 15      | 🚆 |
| Sevenoaks               | 19      | 🚗 |
| Gatwick Airport         | 40      | 🚗 |
| Blewater                | 40      | 🚗 |
| London Cannon Street    | 52      | 🚆 |
| Ashford International   | 55      | 🚗 |
| Brighton                | 56      | 🚗 |
| Brussels                | 126     | 🚆 |
| Paris                   | 151     | 🚆 |

Railway timings are from Tunbridge Wells station. All timings are approximate. Sources: [www.theaa.co.uk](http://www.theaa.co.uk), [www.nationalrail.co.uk](http://www.nationalrail.co.uk), and [www.google.co.uk](http://www.google.co.uk)



# EXPERIENCE A SUPERIOR INTERIOR



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# CHOOSE A BERKELEY HOME



*Royal Wells Park is as much about choice as it is about quality. Berkeley is offering an inspiring choice of homes and apartments within what is effectively an entirely new residential neighbourhood. Whether you choose one of the spacious 3, 4 or 5 bedroom family houses or one of the equally well-designed 1, 2 or 3 bedroom apartments, you'll find a home exactly attuned to your needs.*

Photography of previous Berkeley Group interiors are indicative only.

# DESIGNED FOR LIFE

*Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.*

## *Award-winning and royally recognised*

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

## *Customer service is our priority*

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

## *Green living and sustainable development is top of our agenda*

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## *Quality is at the heart of everything we do*

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## *Unparalleled choice of homes in the most sought after locations*

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

## *A commitment to creating sustainable communities*

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

# TOTAL CUSTOMER SATISFACTION

We are dedicated to providing the highest level of customer service and we pride ourselves on ensuring that our customers are satisfied and happy with the Berkeley experience.

The customer journey begins when you reserve your property and continues until 2 years after legal completion.

You will have a dedicated Customer Relations Manager who will guide you through the process and provide you with a wealth of information and assist you in personalising your new home.

A recent independent survey showed that we score highly on customer satisfaction. We survey every customer to measure satisfaction levels and for 2011-2012 this increased to 96.6%.



# SIMPLY A BETTER WAY OF LIVING

*Over the years Berkeley has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision2020 strategy is designed to raise our standards higher still. Vision2020 means that when you buy a new home from Berkeley, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience. Vision2020 also means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.*

## *An exceptional customer experience*

- Every customer benefits from our Berkeley Customer Satisfaction Commitment
- Dedicated sales teams provide exceptional service throughout the buying process
- Our customer service teams look after your needs after you have moved in

## *Greener, more economical homes*

- Our new homes are designed to use 26% less water and their CO<sub>2</sub> emissions are 76% lower than an average home\*
- This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills\*
- We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles

## *Creating sustainable communities*

- We consult with experts to make sure the homes and places we create are safe and secure
- Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life
- We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme

## *A commitment to the future*

- Berkeley sets targets to reduce water use and CO<sub>2</sub> emissions associated with our construction activities and business operations
- We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste
- The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South-East of England.

vision  
2020

Our vision  
for your future

Some features are only applicable to selected developments. Please check with the Sales Consultant.

\*Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk)



Proud to be members of the Berkeley Group of companies



# PERFECTLY PLACED

## *From the M25 (Junction 5) and Sevenoaks*

Royal Wells Park is located on Culverden Park, off the A26 St John's Road.

From Junction 5 of the M25, take the A21 Sevenoaks bypass and turn south west onto the A26 London Road to Royal Tunbridge Wells.

Alternatively, from Sevenoaks, head south on the A225 to the A21 and turn south west onto the A26 London Road to Royal Tunbridge Wells.

Follow the A26 for approximately 3 miles, then turn right into Culverden Park.

Sat Nav Postcode: TN4 9QT





[WWW.ROYALWELLSPARK.CO.UK](http://WWW.ROYALWELLSPARK.CO.UK)