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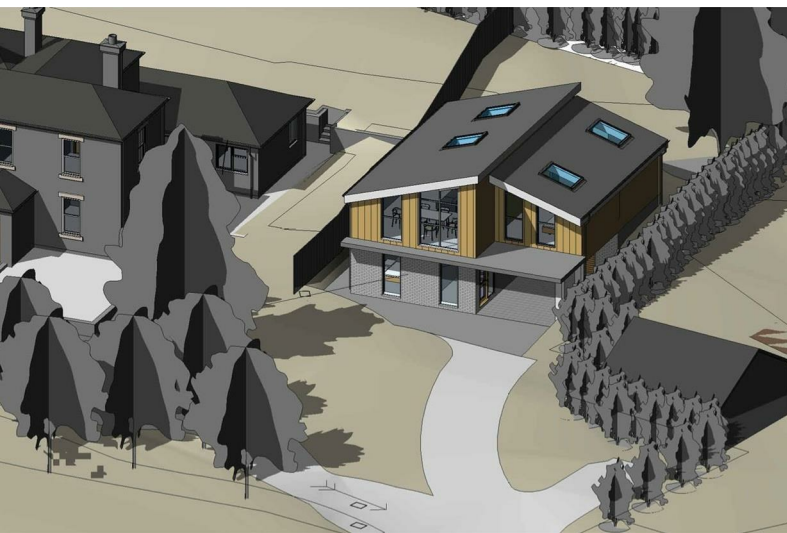
Estate and Letting Agency



42 LAMBLEY LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BG

£290,000



West Site

1:200



East Site

1:200

NORTH



42 LAMBLEY LANE

BURTON JOYCE, NOTTINGHAM, NG14 5BG

£290,000



Building Plot with Full Planning Permission for a 3-Bedroom House on Lambley Lane, Burton Joyce, Nottinghamshire NG14 5BG

An excellent and rare opportunity to acquire a building plot in the highly desirable village of Burton Joyce, with detailed/conditional planning permission (Gedling Borough Council Ref: 2025/0571) already granted for the erection of a 3-bedroom detached house.

Situated at 42 Lambley Lane, this plot benefits from a sought-after semi-rural location, centrally positioned within Burton Joyce village, offering convenient access to local amenities while enjoying a peaceful setting. Burton Joyce is a popular commuter village with excellent transport links - including Burton Joyce railway station (Nottingham to Lincoln line) within walking distance, frequent bus services, and easy access to the A612 and Nottingham city centre (approximately 7 miles).

Key Features:

Full planning permission granted on 30th January 2026 for a 3-bedroom property

Attractive village location with nearby countryside and open aspects.

Close to highly regarded local facilities including Burton Joyce Primary School, village shops, pubs, village hall, and recreational areas.

Tree survey and protection plan submitted, demonstrating a considered approach to the site's existing features.

This represents an ideal self-build project for anyone looking to create a bespoke family home in one of Nottinghamshire's most popular villages. The approved scheme provides a practical and appealing layout suitable for modern family living.

Location Highlights:

Burton Joyce offers a strong sense of community with excellent schools, everyday amenities, and beautiful surrounding countryside. The village is well-connected, making it perfect for commuters, while remaining tranquil and family-friendly.

Plots with existing planning permission in this location are in high demand and rarely come to market - early viewing is strongly recommended.

Site Visits

These are strictly by appointment only

Planning Information

Planning Application Number - 2025/0571

Please see the Gedling Borough Council Development management and planning applications page for full details.

<https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZWDV2HLJQL00>

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band TBC

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1 : Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of

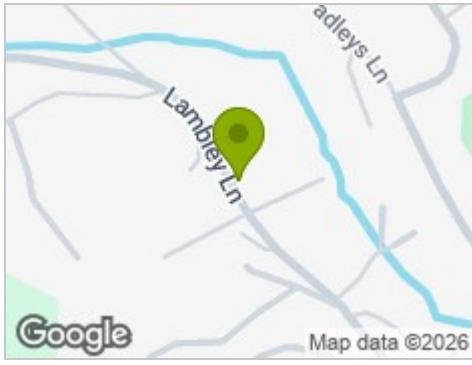
their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



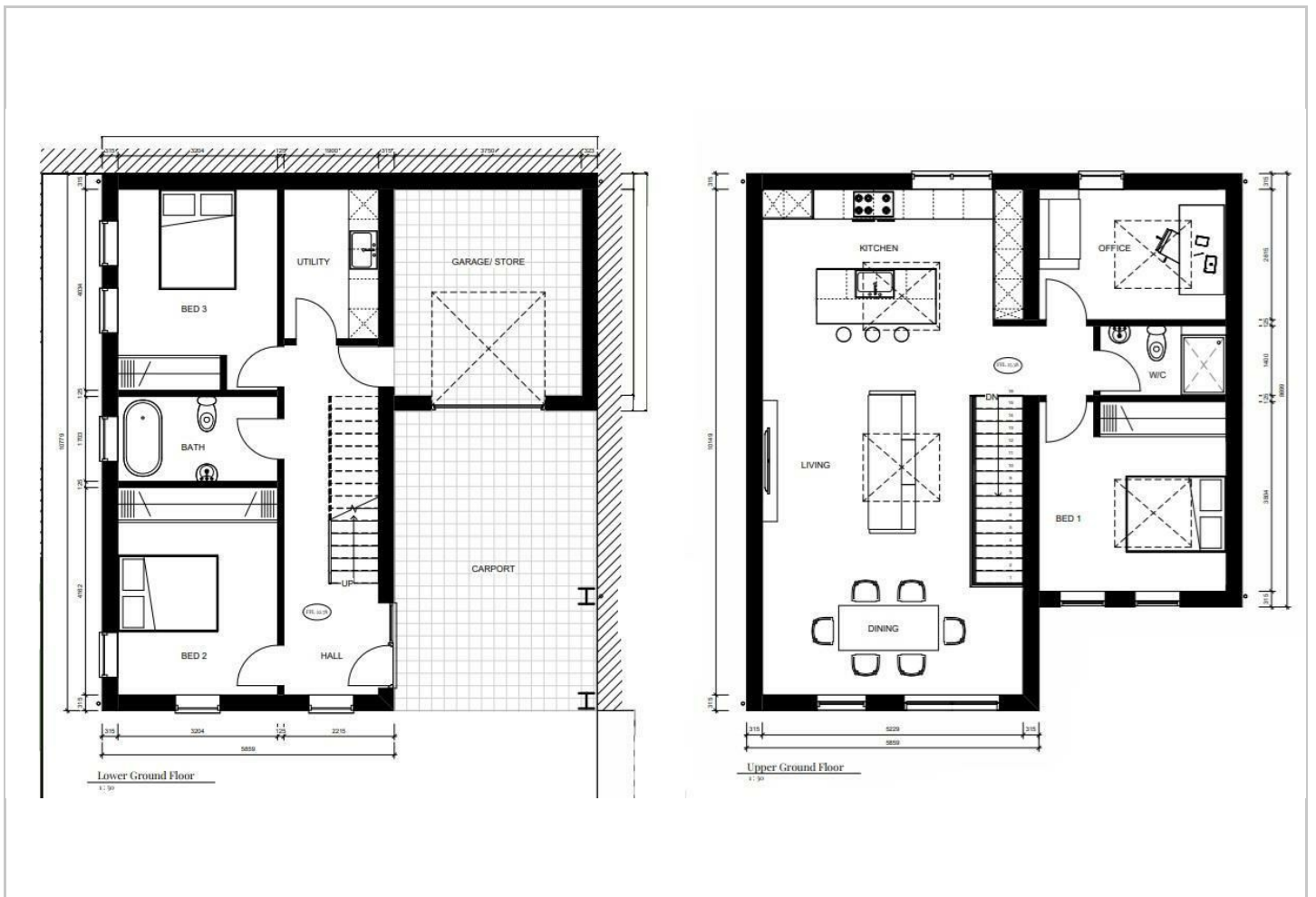
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.