

JOHNSONS & PARTNERS

Estate and Letting Agency

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South East View

27 LAMBLEY LANE, BURTON JOYCE
NOTTINGHAM, NG14 5BG

£850,000



NOTE:
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visions in millimetres.
scale from drawing.
check all levels and details on
to or commence
levels to be confirmed on site
starting work.



Plot 4 South
1 : 125

Powder Coated Aluminium Windows RAL 7001 (6) Samalt Single Ply Membrane or similar (7) StoneClad Stone Cladding Panel System 'Black Slate' (8) Cedar Cladding (10) Frameless Glass Balustrade (11) Powder Coated Aluminium Sliding Doors RAL 7001 (12) Zinc Cladding

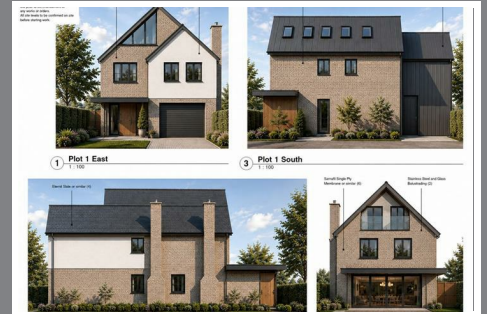
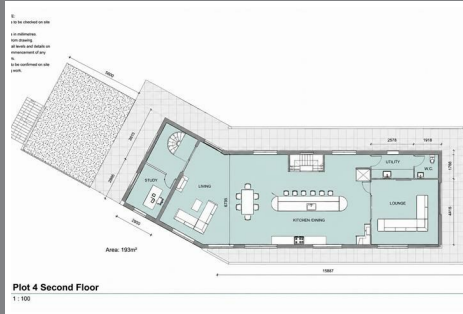
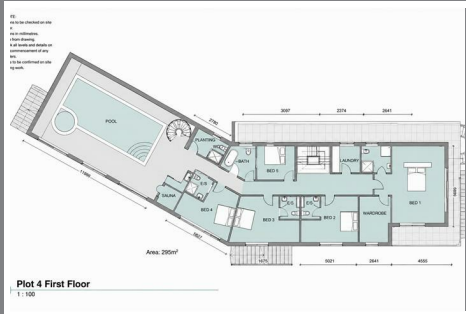
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to be confirmed on site
starting work.



27 LAMBLEY LANE

BURTON JOYCE, NOTTINGHAM, NG14 5BG

£850,000



2.24 acre site | full planning permission | architect-designed homes | potential for five plots (STPP) |

A truly exceptional opportunity to acquire a prestigious residential development site, occupying an elevated position on sought-after Lambley Lane in the heart of Burton Joyce.

Extending to approximately 1.38 acres, this remarkable site benefits from full planning permission for an exclusive collection of four architect-designed contemporary homes, each individually designed to maximise the spectacular setting, privacy and far-reaching views.

This is not simply another housing development. It is a carefully considered scheme designed to create a collection of statement homes in one of the area's most desirable residential settings.

The approved development comprises:

- Plot One – A striking five-bedroom contemporary family home with approximately 320 sq.m of accommodation arranged over three floors.
- Plot Two – A substantial five-bedroom detached residence extending to approximately 300 sq.m, featuring generous open-plan living, balconies and an integral double garage.
- Plot Three – A second architect-designed five-bedroom residence of approximately 300 sq.m, finished in a similar contemporary style with exceptional family accommodation over three floors.
- Plot Four – The flagship residence, extending to approximately 630 sq.m (6,780 sq.ft), incorporating five luxurious en-suite bedrooms, spectacular entertaining space, leisure facilities including an indoor swimming pool and a magnificent private setting of approximately one acre.

Perhaps most excitingly, the approved scheme also offers significant future potential. The configuration and size of Plot Four present what is considered to be an exciting opportunity, subject to the necessary planning consents, to explore the creation of an additional building plot. This could increase the overall development from four luxury homes to five, offering purchasers the opportunity to enhance the overall proposition.

Planning permission has already been secured under Gedling Borough Council Reference 2015/0851, removing the uncertainty and considerable timescales often associated with obtaining consent for a development of this calibre.

Burton Joyce continues to be regarded as one of Nottinghamshire's most desirable villages, offering an outstanding combination of village charm and excellent connectivity. The village provides a superb range of local amenities including independent shops, cafés, restaurants, pubs, highly regarded schools and regular rail services to Nottingham, Grantham and London, whilst some of the county's most beautiful countryside lies quite literally on the doorstep.

Opportunities of this scale, quality and potential are exceptionally rare. Whether progressing the approved scheme or exploring the possibility of enhancing the consent further, this represents a landmark development opportunity in one of Nottinghamshire's most sought-after residential locations.

CGI and Floorplan Disclaimer

Please Note: The CGIs and Floorplans contained within these particulars are enhanced visual representations created from the approved planning drawings. They are intended for illustrative purposes only. Full approved plans and specifications are available to view on the Gedling Borough Council Planning Portal under Planning Reference 2015/0851.

CIL

It is worth noting that we understand the site to be CIL exempt, subject to conditions. A Section 81 Demolition Notice has been issued by Gedling Borough Council with the demolition of number 27 already completed and the site considered to be live.

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - NA

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.

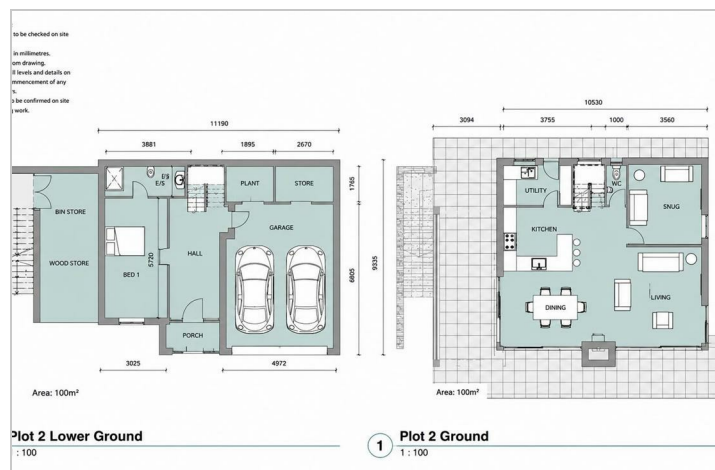
The vendor has advised the following:

The 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.

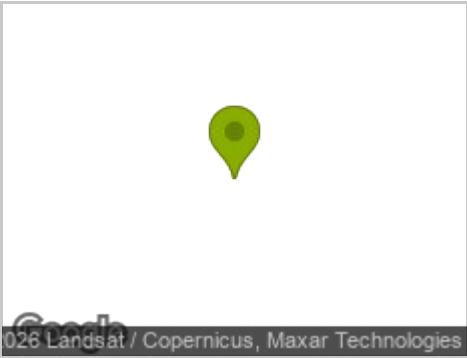
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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



Road Map



Hybrid Map



Terrain Map



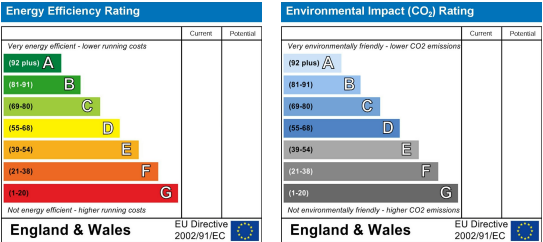
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.