



Homes
England



Land adjacent to Spring Lane & Lambley Lane, Gedling, NG4 4LS

- Level agricultural land.
- Long-term development potential, subject to necessary planning approvals.
- Situated within a primarily residential area, adjacent to open countryside.
- Suitable for various uses including Biodiversity Net Gain.
- Ideal for those with equestrian, amenity or agricultural interests.
- Prominent road frontage onto Spring Lane and Lambley Lane.
- Offers are invited for the freehold interest by **13:00pm on Friday, 18th September 2026.**

LAND FOR SALE

1.28 hectares (3.17 acres)



DESCRIPTION

The site comprises level grassland extending to the north-east corner of Gedling Country Park. The site is clearly defined by established hedgerows and timber fencing, with a wooded belt along the south-west boundary. It benefits from prominent frontage to Spring Lane and Lambley Lane and is suitable for agricultural uses or redevelopment, subject to obtaining the necessary planning consents.

The site is abutted by 153 Spring Lane to the northern boundary, with the Land Registry Titles separated by way of wooden fencing. An electricity substation is also positioned on the eastern boundary, subject to an existing lease dated 12th February 2001 with Powergen Energy PLC (superseded by E.ON UK PLC) who is understood to be holding over. A copy of the lease and lease plan are included within the Data Room.



LOCATION

The site is situated on the northern edge of Gedling, approximately 1km south-west of Lambley and 6.15km north-east of Nottingham centre. Occupying a corner position at the junction of Spring Lane and Lambley Lane, the property benefits from direct gated access off Lambley Lane and good connectivity to the surrounding road network.

Gedling Country Park is situated immediately to the south-west, providing adjacent open space and established recreational amenity. The surrounding area is predominantly residential in nature, with planning permission having recently been granted for the development of five new-build dwellings to the north of the site (under application reference 2022/0173).



PLANNING

The Gedling Borough Council Local Plan allocates the site as Safeguarded Land (Protected), under Policy LPD16. Safeguarded land is defined in the NPPF as land between built-up areas and Green Belt that is protected from development in the short to medium term to meet development needs beyond the plan period (in this case, beyond 2028). Interested parties are recommended to make their own enquiries with the LPA.

METHOD OF SALE AND REQUIREMENTS

Offers are invited for the freehold interest on an informal tender basis, with offers invited on a conditional or unconditional (subject to overage provisions) basis.

The Tender Response Form held on the Data Room must be completed by any bidding party and can be accessed via the Thomas Lister website or the sole agents.

The closing date for offers to be submitted by **13.00 on 18th September 2026**.

Bidders must submit their electronic response to the following email address: **tenders@homesengland.gov.uk**

This should identify Tender Reference “**D27008**” within the subject line of the email.

The bid should provide a minimum of the following:

- i. Confirmation of the party/legal entity proposing to acquire the site including (company) name, details of registered office and company number if appropriate.
- ii. Financial Offer – The financial offer made to acquire the freehold of the site. Please note VAT is payable on the purchase price.
- iii. Funding – Confirmation of how the acquisition of the site would be funded.
- iv. Details of appointed Solicitor.
- v. Proposed use.

Homes England reserves the right to not accept the highest or any bid for the property.



OVERAGE PROVISIONS

Unconditional offers will be subject to overage provisions, whereby the site will be subject to a restriction on use to agricultural land only.

Any future change of use will be subject to overage and clawback provisions upon payment of 50% of the net uplift in value for a period of 25 years from transfer.

ONLINE INFORMATION PACK

A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister Website. Access to the Data Room is password protected and available from the sole agents.

Please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries.



VIEWINGS

The site can be viewed from the roadside of Spring Lane and Lambley Lane.

Thomas Lister and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit



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