

SAVILLS DEVELOPMENT DEALS 2025

The Savills Nottingham Development team transacted on 8 deals across the East Midlands with capacity for 1,200 new homes and 500,000 sq ft of commercial floorspace, generating land receipts of over £77 million.

Unlocking value at every stage of the development cycle.



DISPOSAL

MIDDLEBECK

Location Newark, Nottinghamshire
Use New SUE
Size Circa 694 acres/281 hectares
Summary New settlement of 3,150 homes, primary school, employment land, strategic link road, local centres and open space. Range of parcel sales to multiple housebuilders on behalf of Urban & Civic.



ACQUISITION

LINCOLN WESTERN GROWTH CORRIDOR

Location City of Lincoln, Lincolnshire
Use New settlement
Size Circa 350 acres/142 hectares
Summary Acquisition of land for Homes England to fund infrastructure and accelerate new homes delivery.



STRATEGIC LAND

STOCKINGS FARM

Location Arnold, Nottinghamshire
Use Greenfield farmland
Size 120 acres/48.5 hectares
Summary Securing a strategic development partner to promote opportunity for a new urban extension to include new homes, local centre, school, parkland and park and ride facility.



CONSULTANCY

ASHTON GREEN

Location Ashton Green, Leicester
Use New SUE with business park
Size Circa 300 acres/121 hectares
Summary Development consultancy advice supporting land sales to two volume housebuilders, viability assessment and marketing of 45 acres of employment land to secure a development partner.



DISPOSAL

HARLESTONE ROAD

Location Northampton
Use Brownfield development site
Size 7.5 acres/3.04 hectares
Summary Sale agreed for a private and education client to deliver 82 affordable homes.



DISPOSAL

URBAN MULTI STOREY LIVING SITE

Location Nottingham City Centre
Use Brownfield development site
Size 0.61 acres/0.25 hectares
Summary 191 multifamily Build to Rent apartment-led scheme. Interest secured from a regional developer who is progressing a scheme of 320 co-living studios, anticipated to come to fruition in 2026.

EAST MIDLANDS NOTTINGHAM



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DISPOSAL

TOP WIGHAY FARM

Location Hucknall
Use Residential/mixed use
Size Circa 86 acres/34.8 hectares
Summary Mixed use development with outline consent for 763 dwellings, local centre, school and employment land. Land sale to Vistry Homes, acting on behalf of Nottinghamshire County Council.



DISPOSAL

ABBOTS BROMLEY SCHOOL

Location Abbots Bromley, Staffordshire
Use Residential
Size 60 acres/24 hectares
Summary Closed school site sold to Friel Homes, who will deliver 60 dwellings via conversion and preservation of the existing heritage assets and new build delivery.



DISPOSAL

COVENTRY LANE

Location Bramcote, Nottingham
Use Residential
Size 40 acres/16 hectares
Summary Disposal on behalf of an Academy Trust to Miller Homes, who have secured planning for 470 new homes. The sale receipt will be used by the Trust to deliver a secondary school and wider community benefits.



DISPOSAL

FAIRHAM

Location Nottinghamshire
Use Residential/mixed use
Size 606 acres/245 hectares
Summary SUE with consent for 3,000 + homes, primary school, employment land, local centre, health centre, community facilities, and green infrastructure. Savills has worked on numerous parcel sales on behalf of Homes England.



DISPOSAL

TOM LANE

Location Chesterfield
Use Residential
Size 41 acres/16.6 hectares
Summary Along with Alexander Bruce, secured an outline consent for 235 new homes. Sold the consented scheme to Homes by Honey, who are now on site delivering new and affordable homes.



DISPOSAL

HANDLEY CHASE

Location Sleaford, Lincolnshire
Use Residential/mixed use
Size 148 acres/59.9 hectares
Summary SUE comprising 1,450 new homes, retail and care facilities. Advised the client from inception to sale of the final parcel over several years to multiple housebuilders.

EAST MIDLANDS NOTTINGHAM



SAVILLS NOTTINGHAM DEVELOPMENT TEAM

Our track record demonstrates our ability to unlock and optimise value across all forms of development land. As leading UK property consultants, we partner with landowners throughout the development lifecycle, harnessing expertise from our 300 service lines to deliver best-in-class results.

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