



The Nottingham Park Estate Limited

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The Bowl

The Nottingham Park Estate Limited (NPEL) Members and Residents Update.

Earlier this year, the NPEL became aware of ongoing discussions by local groups regarding the area of land bordered by Tennis Drive, Tattershall Drive, and Clare Valley – known locally as “**The Bowl**,” which is owned by the Nottingham Lawn Tennis Association (NLTA). Specifically, this concerns a vacant parcel of land located between the Park Tennis Club and the all-weather courts south of Tunnel Road.

It is our understanding that this parcel of land may be for sale. We also understand that in May, the Nottingham Park Resident Association (NPRA) launched a crowdfunding campaign with the goal of raising £300,000 to acquire it.

Given the interest in this land and the scale of the fundraising effort, **we believe it is important to provide clarity for our Members and Residents**. As a Board, we have a duty to act in the best interests of our Members and Residents and to ensure they are fully informed — particularly where community initiatives and Estate matters intersect.

Understanding the NPEL’s Role

It is important to clarify that **the NPEL’s remit is focused on the effective management and long-term preservation of the Park Estate**.

The acquisition or disposal of land falls outside of our current authority and would require a Special Resolution. As such, while we recognize and respect the efforts of community groups, we are not in a position to directly acquire or fund land on behalf of the Estate.

Covenant Protection

The Bowl is protected by a **restrictive covenant** that has remained intact since 1953 when the land was gifted to the NLTA. It **limits the use of the land to recreational and sporting purposes only**. The NPEL remains fully committed to upholding and enforcing this covenant.

To help inform our position, and in line with good estate management, the NPEL commissioned an **independent valuation** of the land. This assessment indicates that the parcel of land is worth in the region of **£100,000**.

We understand that the NPRA’s campaign seeks to raise **£300,000**, with approximately **£200,000 earmarked to support an additional commercial proposal**. There is a significant difference between the land’s market value and the original fundraising total, and given the commonality of our membership and the inquiries that the NPEL has received, we believe the right thing to do is to communicate the facts and our position – particularly where we see instances where contributions may be made by residents without full clarity on how the funds may be used.

Our Position



While the NPEL shares the broad objective of protecting and preserving this green space, we do not currently support the fundraising strategy being pursued. In particular, we have concerns about:

- The absence of formal documentation confirming the sale terms or price from the NLTA;
- A potential condition that funds above the market value may be supporting or subsidizing commercial development (including indoor padel tennis courts);
- The risk that this approach inflates the land's value unnecessarily.

We believe Members and Residents should be able to make informed choices, and we will continue to share information where it helps ensure that continues.

For questions specifically relating to the NPRA's campaign or future plans, we would encourage Members and Residents to contact the NPRA directly. We will continue to respond openly and honestly to our members and residents, and we remain open to future collaboration on a strategy that ensures long-term protection of the Bowl in a sustainable and appropriate way.

Board of Directors
The Nottingham Park Estate Limited