



Commercial Storage Land, Broome Lane, East Goscote, Leicester LE7 3WQ

**0.18 Acres Fenced and Gated  
Storage Land**

**Offers invited in excess of £68,500  
Freehold**

**0.18 Acres**

- Approximately 10 miles from the M1/M69 Junction
- Former Pumping Station
- Opposite entrance to Beedles Lake Golf Centre
- Existing building on site which is unstable
- Planning for formal commercial access partially complete
- Approximately 8 miles from Leicester City Centre

## Summary

Size - 0.18 Acres Fenced and gated land

Price - Offers in Excess of £68,500

Business Rates - Not on the VOA

Legal Fees - Both parties will be responsible for their own fees. Please note the undertaking for a contribution to the Vendors legal fees.

VAT - No VAT will be charged on the purchase price

EPC - Not Applicable. Open Land



## Description

The land is substantially level with an existing pump house which used to be associated with the British Army Supply Depot and is now redundant. The building is unstable but provides an existing consent for structures on the land.

Planning consent for a commercial access was granted in 2019 (Charnwood District Planning No P/19/1133/2) and the fencing, gates and landscaping have been completed. Finishing of the access surface to complete the planning consent is outstanding.

## Location

The land is in East Goscote in the Borough of Charnwood district of Leicestershire, England, just north of the market town of Syston. The land lies less than a mile from the A46 leading North and South and approximately 13 miles from Fosse Park at the junction of the M1/M69.



The site is opposite the entrance to Beedles Lake Golf centre and is bounded by the river Wreake on one boundary. Whilst the area is within Flood Zone 3 and the surrounding area floods, the site rises up from the road and we are advised that the site itself has not flooded when the surrounding land and golf course have.

## Amenities

There is a McColls convenience and newsagent store in East Goscote and a Fish and Chip shop and Chinese takeaway. All major Amenities are in Leicester and there are more local shopping parades within 5 miles via the A46.

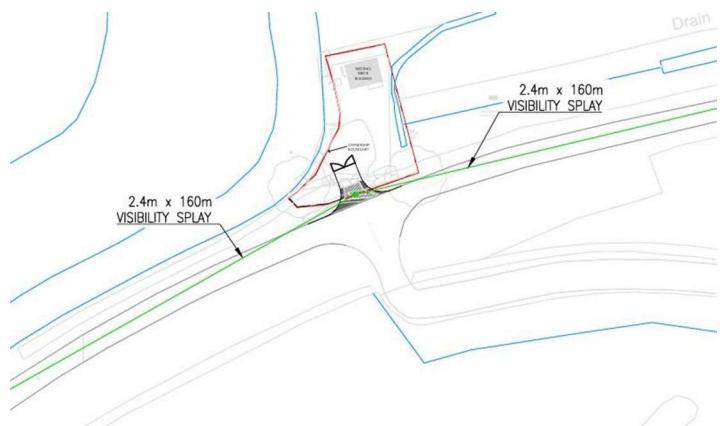
## Services

There are no onsite services

## Terms

The land is available FREEHOLD with the planning consent for the Commercial Access.

The purchaser will provide an undertaking for £950 plus VAT as a contribution to the Vendors legal fees prior to the contract being issued. This sum will be credited to the deposit on exchange or forfeit if the transaction does not exchange.



## Site inspection

Viewing of the location can be done without appointment but any access onto the site is strictly by prior appointment via the sole agents P&F Commercial.

## Viewing and Further Information

Keith Pepperdine

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

