



## Land & Development in LE7

Broome Lane, East Goscote, Leicester,  
Leicestershire, LE7 3WQ

**£52,500** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Approximately 10 miles from the M1/M69 Junction
- ✓ Former Pumping Station
- ✓ Opposite entrance to Beedles Lake Golf Centre
- ✓ Approximately 8 miles from Leicester City Centre
- ✓ Existing building on site which is unstable

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale Via Online Auction. Fee's Apply.

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.

### Summary

Size □ 0.18 Acres Fenced and gated land

Business Rates □ Not on the VOA

VAT □ No VAT will be charged on the purchase price

EPC □ Not Applicable. Open Land

## 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.

Price: Starting Bid £52,500

Property Type: Land & Development

Business Type: Other/Unspecified

Parking: Off Street

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## Tenure

Title number LT404458 - Freehold

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Broome Lane, East Goscote, Leicester, Leicestershire, LE7 3WQ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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