



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

0.18 Acres Fenced and Gated Storage
Land Being sold via 'Secure Sale' online
bidding

Starting bids £52,500 Terms &
Conditions apply.

0.18 Acres

- Approximately 10 miles from the M1/M69 Junction
- Immediate 'exchange of contracts' available
- Former Pumping Station
- Opposite entrance to Beedles Lake Golf Centre
- Approximately 8 miles from Leicester City Centre
- Existing building on site which is unstable
- No VAT on the purchase price

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Summary

Size - 0.18 Acres Fenced and gated land
Price - Starting bids £52,500 Terms & Conditions apply.
Business Rates - Not on the VOA
Legal Fees - Being Sold by on line secure sale auction. Legal pack available through the auctioneers
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

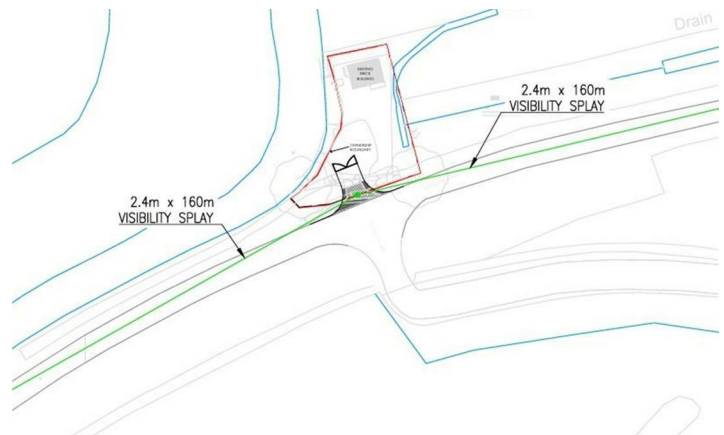
There are no onsite services

Terms

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

Site inspection

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



Viewing and Further Information

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Auctioneers Additional Comments

Pattinson [Auction](#) are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

