



NB. The photograph is for identification only.

### Tenure

Freehold.

### Location

The property is situated on the east side of Reservoir Road and the north side of Lodge Lane, close to the Cropston Reservoir and Nature Reserve. The village of Cropston is located nearby. The extensive amenities of the city of Leicester are accessible to the south. There is a Mainline Rail Station in Leicester city centre and the A46, A6 and M1 Motorway are all close by.

### Description

The property comprises a detached Grade II Listed former pumping station and visitor centre arranged over basement, lower ground, ground and first floors. There is also an observation tower. Externally there are mature grounds including woodlands, extending to approximately 5.10 hectares (12.62 acres).

NB. The two residential properties are not included in the sale and are excluded on the site plan.

### Accommodation

The property was only partially inspected by Allsop.

**Lower Level** – Three Rooms, Kitchen, Store Room, access to Basement  
**Basement** (Not internally inspected by Allsop)

**Ground Floor** – Three Rooms, One Disabled Toilet, One Gents Toilet, One Ladies Toilet

**First Floor** – Conference Room

Observation Tower only part internally inspected by Allsop.

### GIA Approximately:

<b>Lower Ground Floor</b>	<b>212.004 sq m</b>	<b>(2,282 sq ft)</b>
<b>Ground Floor</b>	<b>287.62 sq m</b>	<b>(3,096 sq ft)</b>
<b>First Floor</b>	<b>121.05 sq m</b>	<b>(1,303 sq ft)</b>

### Excluding Observation Tower and Basement

**Externally there are mature grounds extending to Approximately 5.10 Hectares (12.62 Acres)**

### Planning

Local Planning Authority: Charnwood Borough Council.  
Tel: 01509 263151.

The property may afford potential for development/change of use for various uses subject to obtaining all necessary consents.

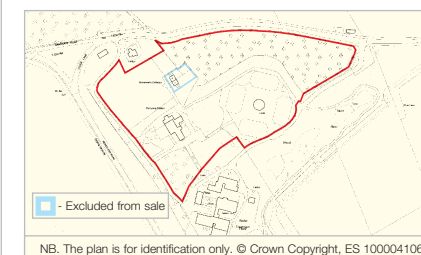
## Cropston

**Cropston Pumping Station and Land, Cropston Reservoir, Lodge Lane, Anstey, Nr. Leicester, Leicestershire LE7 7GD**

- **A Freehold Grade II Listed Former Pumping Station and Visitor Centre with Observation Tower**
- Occupying a Site extending to Approximately 5.10 Hectares (12.62 Acres)
- Possible Development Potential subject to obtaining all necessary consents

## Vacant Possession

**ON THE INSTRUCTIONS OF SEVERN TRENT WATER**



### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: MW).

### Joint Auctioneer

Lambert Smith Hampton (Ref: SH).  
Tel: 0121 237 2323.  
Email: shemming@lsh.co.uk

### Seller's Solicitor

Eversheds (Ref: CH).  
Tel: 0845 497 9797.  
Email: clairehow@eversheds.com

**VACANT – Freehold Detached Grade II Listed Former Pumping Station and Visitor Centre**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.