



3, 4a, 4b Pickwood Road, Leek, Staffordshire, ST13 5SN

Guide Price £100,000

- Development opportunity
- One one bedroom ground floor apartment with courtyard
- Full permission for development SMD/2024/0355
- Three units
- One one bedroom first floor apartment
- One two bedroom town house with courtyard
- Town centre location

3, 4a, 4b Pickwood Road, Leek ST13 5SN

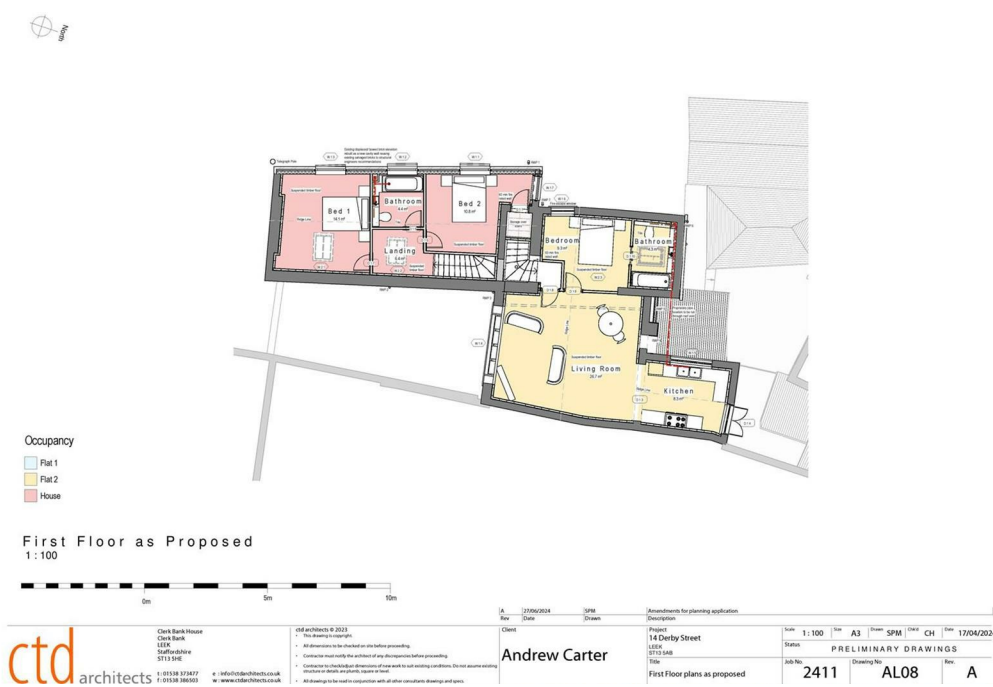
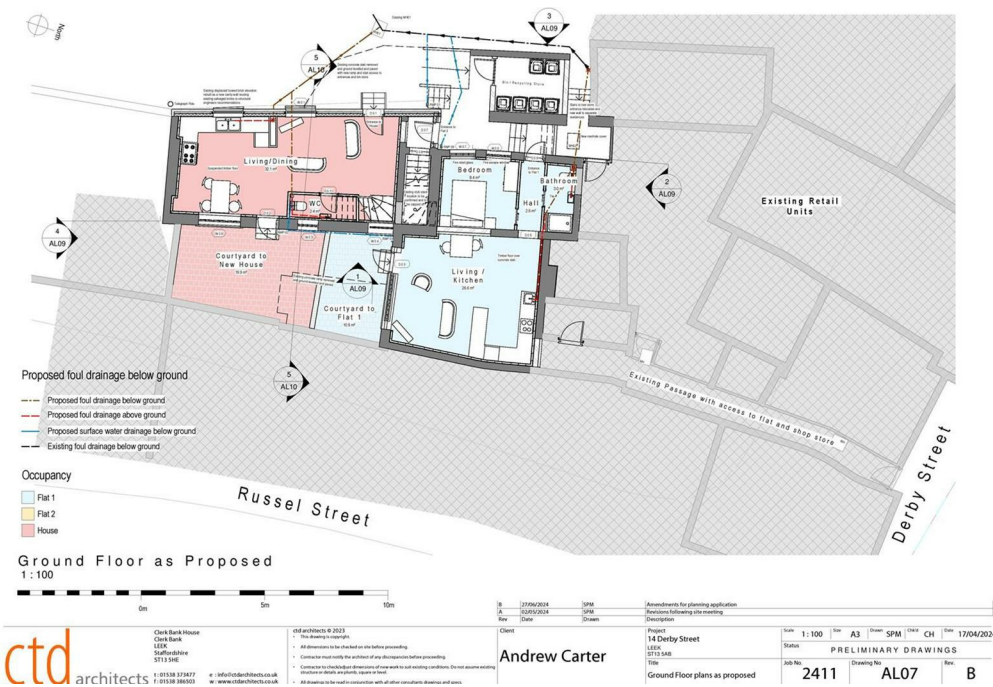
An excellent development opportunity for the conversion and repair of a vacant Victorian property in Leek town centre, to create 3 no. residential units. The conversion would create a two bedroom town house, one bedroom ground floor apartment and one bedroom first floor apartment. Please see the details below:

The accommodation within the two-bedroom town house will comprise of an open plan living/dining/kitchen and WC to the ground floor. To the first floor a landing, two bedrooms and bathroom. Externally the property will have a courtyard to the rear.

The accommodation within the one-bedroom ground floor apartment will comprise of a hallway, bedroom, bathroom and open plan living/dining/kitchen. Externally the property will have a courtyard to the rear.



Council Tax Band:



3 Pickwood Road

Internal Floor Area - 70m²

- Size : -

4a Pickwood Road First Floor Apartment

Internal Floor Area - 52.8m² - Size : -

4b Pickwood Road Ground Floor Apartment

Internal Floor Area - 40.6m² - Size : -



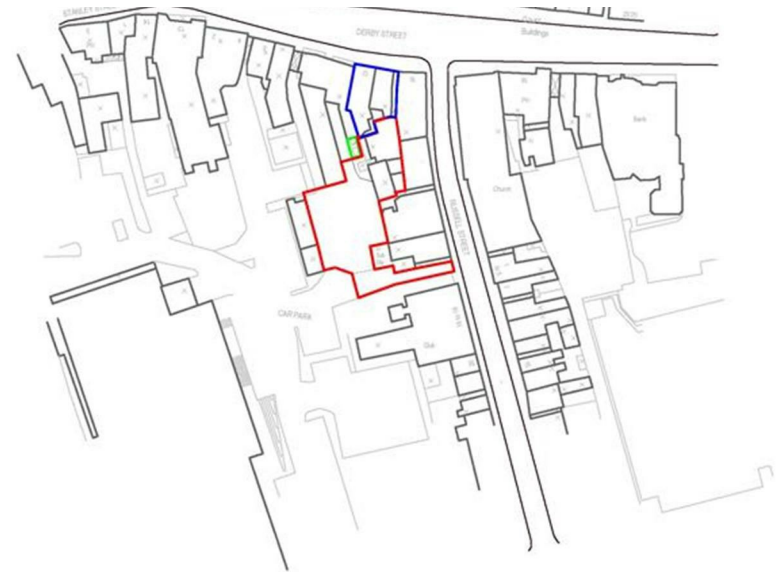
Clark Bank House
Clark Bank
LEEK

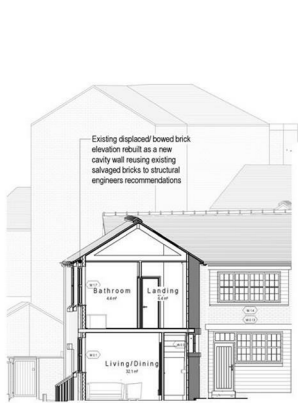
old architect © 2023
11 The Architect's Copyright
All dimensions to be checked on site before proceeding.

18 10/06/2024 SPM Revision to site boundary
19 10/06/2024 SPM Revision following site meeting
20 10/06/2024 SPM Drawn

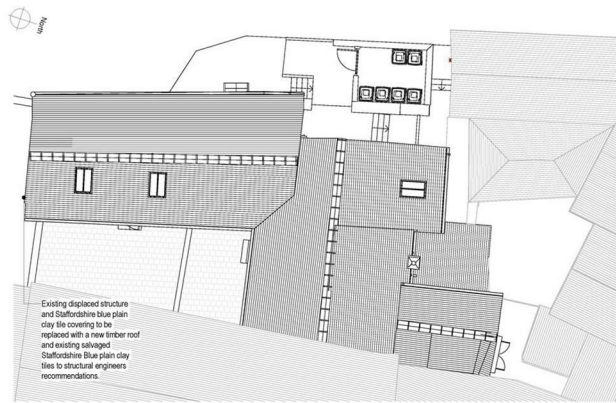
Client
Project
14 Derby Street
LEEK

Scale 1:500
Sheet A3
Drawn SPM
Check CH
Date 25/03/2024
Status





Section A-A1 as proposed



Roof plan as proposed



Clerk Bank House
Clerk Bank
LEEX

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All dimensions to be checked on site before proceeding.

Rev	Date	Drawn
Client		

Description
Project 14 Derby Street LEEX

Scale	Sheet	Drawn	Check	Date
1:100	A3	SPM	CH	27/06/2024

DR. J. H. AND J. H. 2023

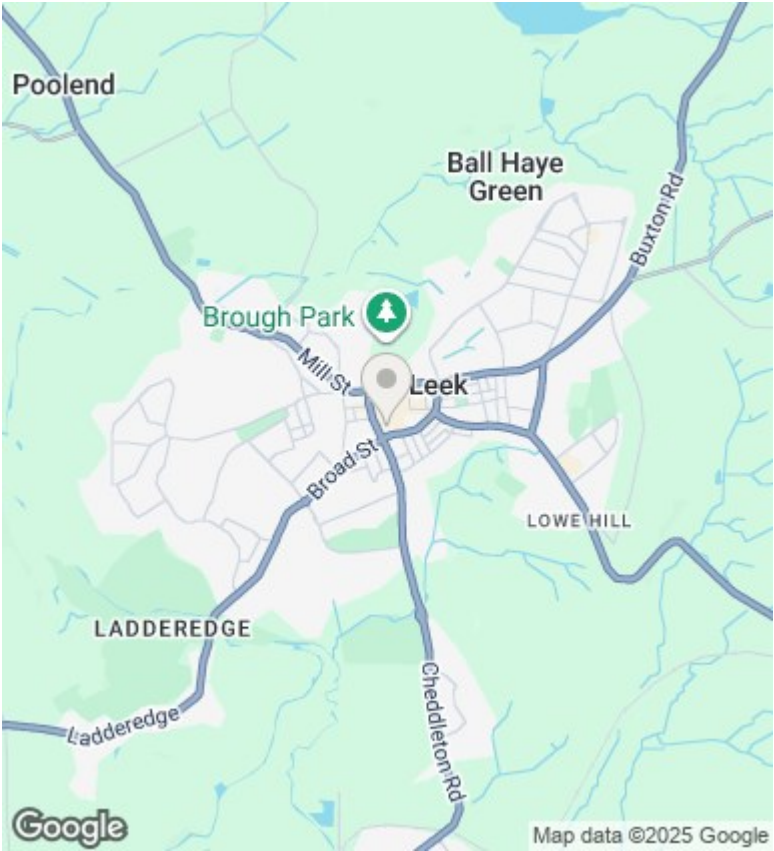
Directions

The property is located to the rear of 14 Derby Street and can be accessed via Pickwood Road and then Wardle Passage.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 