



## 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

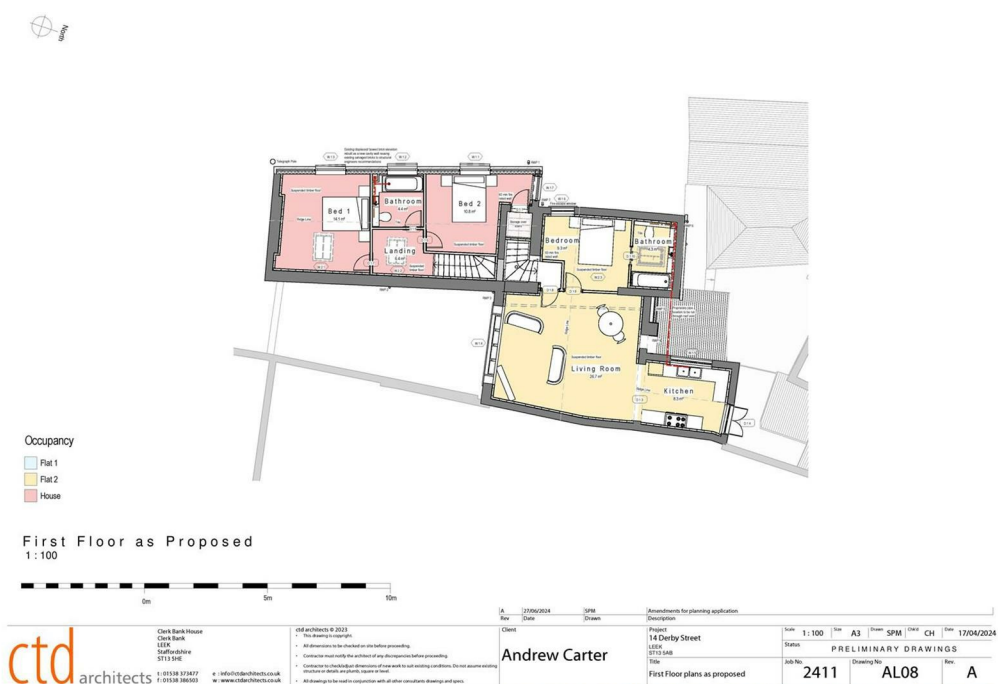
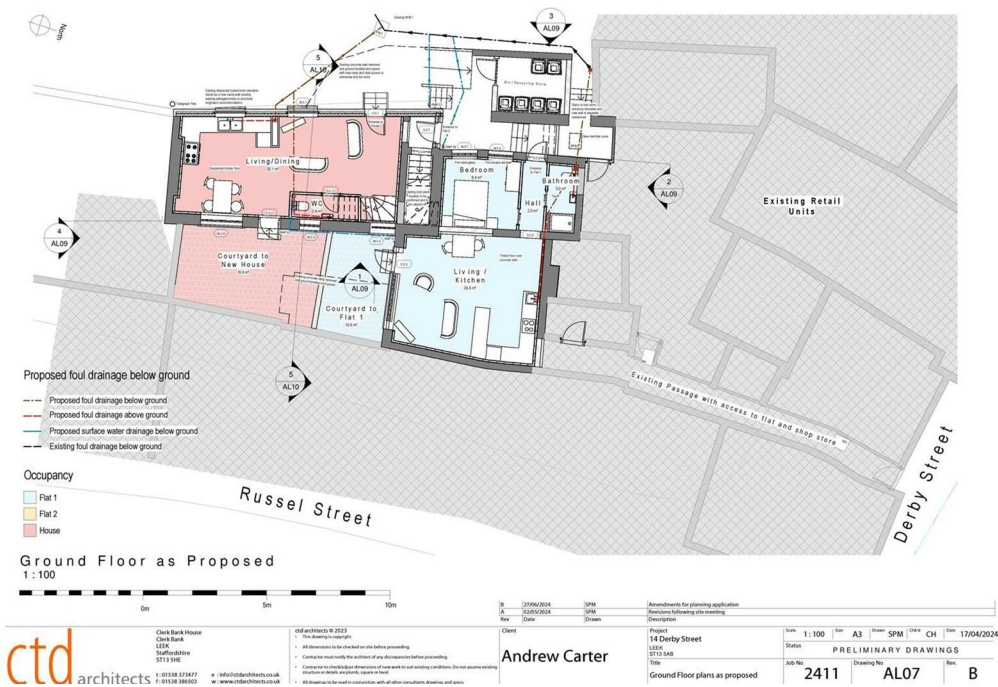
An excellent development opportunity for the conversion and repair of a vacant Victorian property in Leek town centre, to create 3 no. residential units. The conversion would create a two bedroom town house, one bedroom ground floor apartment and one bedroom first floor apartment. Please see the details 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 - 70m<sup>2</sup>

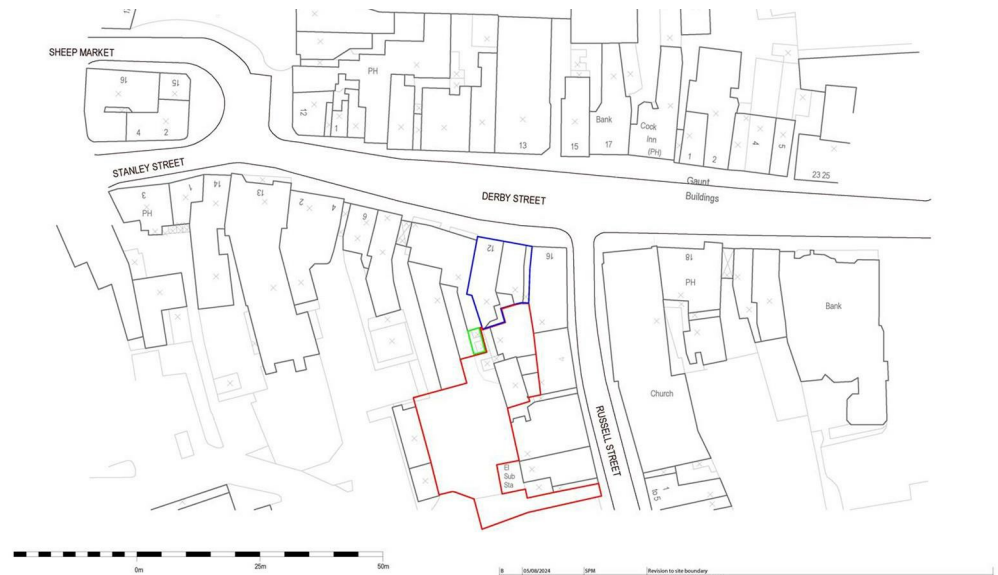
- Size : -

### **4a Pickwood Road First Floor Apartment**

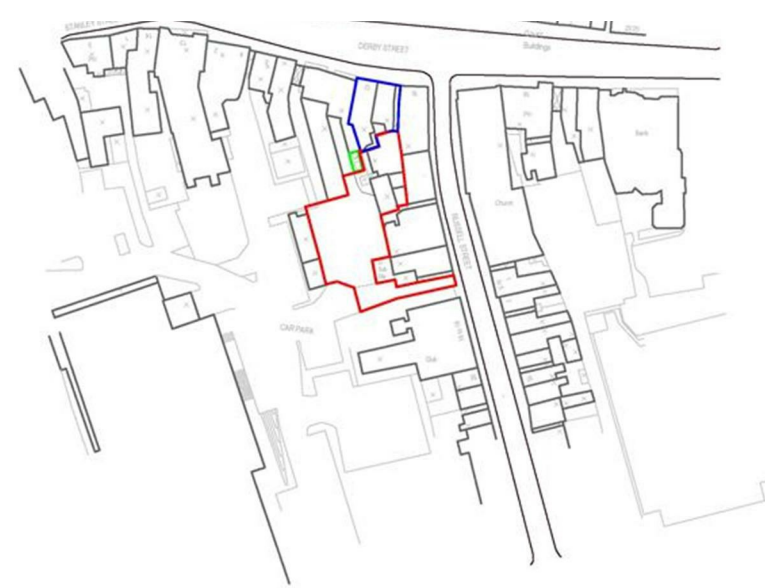
Internal Floor Area - 52.8m<sup>2</sup> - Size : -

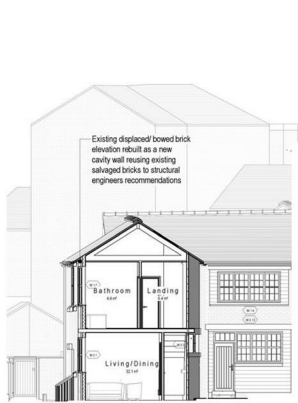
### **4b Pickwood Road Ground Floor Apartment**

Internal Floor Area - 40.6m<sup>2</sup> - Size : -

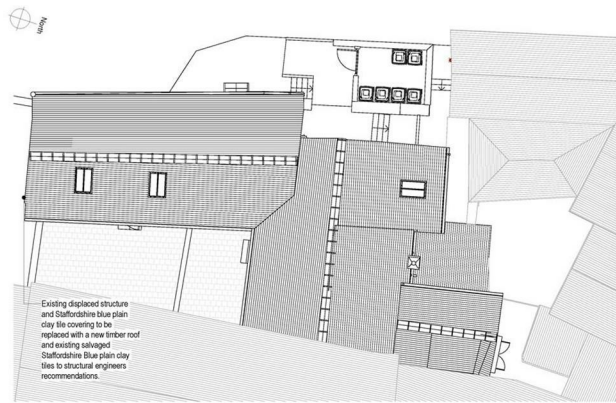


|                 |            |       |                                  |
|-----------------|------------|-------|----------------------------------|
| 14              | 15/06/2024 | SPM   | Revision to site boundary        |
| 15              | 15/06/2024 | SPM   | Revisions following site meeting |
| 16              |            | Drawn | Drawn                            |
| Client          |            |       |                                  |
| Project         |            |       |                                  |
| 14 Derby Street |            |       |                                  |
| LEEK            |            |       |                                  |
| Status          |            |       |                                  |
| Scale           | 1:500      | Sheet | A3                               |
| Drawn           | SPM        | Check | CH                               |
| Date            | 25/03/2024 |       |                                  |





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<br>14 Derby Street<br>LEEX |

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

DRIVING PLANNING

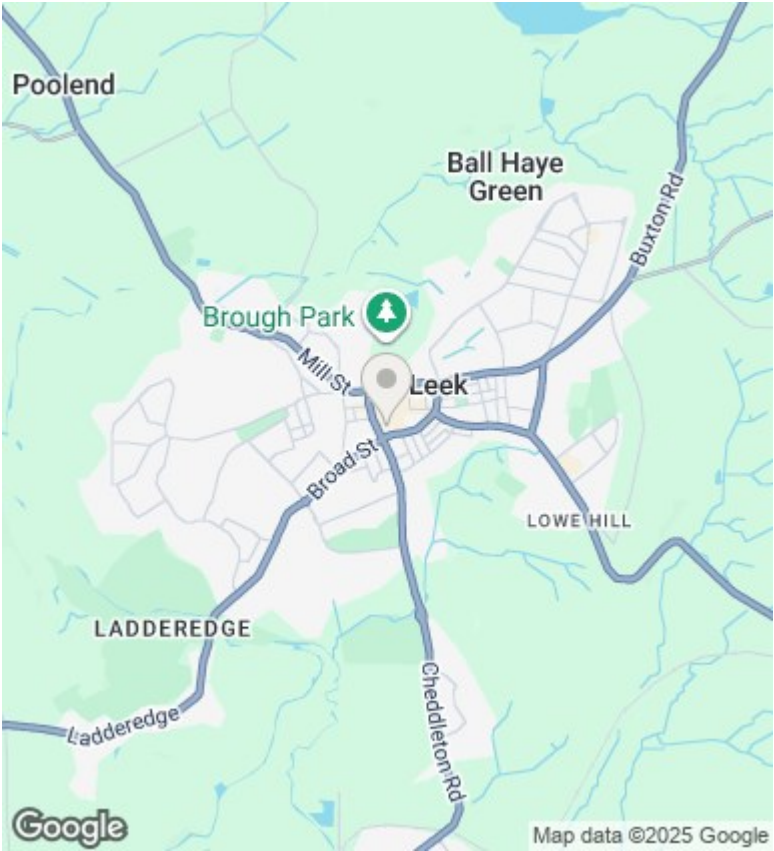
### Directions

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) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |