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The drawings and specifications are prepared for planning purposes only.

		Al dimensions are in millimeters unless noted otherwise. Dimensions taken from original survey. Al dimensions to be checked on site.
No. Description Date A Planning Updates 301121 B Brick Update 070624 Image: Second	LANG ARCHITECTS info@langarchitects.co.uk PROJECT 2-4 Silk Street, Leek SHEET Development Rear Image	CLIENT Ryan Davies Date Project number Scale (@ A3) 27.04.23 059 1 : 100 Drawn by DRAWING NUMBER 1 : 100 CL CL REV Checked by LA-IM-0001-PL B

Silk Street, Leek, Staffordshire ST13 6HX. Offers in the Region Of £250,000 (Informal Tender)



Warehouse 2-4, Silk Street, Leek, Staffordshire, ST13 6HX,

An excellent development opportunity for the conversion, alteration and extension of the two-storey former warehouse and silk shade to create three, 3 bedroom properties, plus a 2 bedroom detached dwelling in place of the former outbuilding. The site is located in the centre of town, having provision of off street parking and within walking distance of all amenities. Once completed the development will incorporate stunning original features such as exposed oak A-frames and vaulted ceilings.

Listed building consent was approved on 06/08/2024, referenceSMD/2021/0854 http://publicaccess.staffsmoorlands.gov.uk/portal/serv lets/ApplicationSearchServlet?PKID=157045

The accommodation within the three units which are located in the former warehouse and silk shade will comprise of the following layout. To the ground floor, hallway, three bedrooms and bathroom. To the first floor, open plan kitchen/living area. Externally the properties have garden areas to the rear.

The accommodation within the two bedroom detached dwelling will comprises of a hallway, WC, living/kitchen, utility and plant room to the ground floor. To the first floor, landing, 2 bedrooms and bathroom. Externally the property will have a garden area to the front.



METHOD OF SALE The property is offered for sale by Informal Tender. The closing date for offers to be received by is 12 noon on Monday 6th January 2025. A Tender Form is available from the selling agents and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr. M. Kirkham, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU and marked 'Waterside, Denford Road – MK'. The vendor is not obliged to accept the highest or indeed any offer.

Viewing is strictly by appointment with the office

ACCOMMODATION

Unit 1

Internal Floor Area Ground Floor - 47m² First Floor - 42m² (Excluding Voids)

Unit 2

Internal Floor Area Ground Floor - 45m² First Floor - 40m² (Excluding Voids)

Unit 3

Internal Floor Area Ground Floor - 47m² First Floor - 42m² (Excluding Voids)

Unit 4 (Detached Dwelling)

Internal Floor Area Ground Floor - 35m² First Floor - 35m²



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street Leek Staffordshire ST136HU T: 01538 372006 E. leek@whittakerandbiggs.co.uk



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