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The drawings and specifications are prepared for planning purposes only.

All dimensions are in millimeters unless noted otherwise. Dimensions taken from original survey. All dimensions to be checked on site.



No.	Description	Date
A	Planning Updates	301121
B	Brick Update	070624

LANG ARCHITECTS

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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		REV
CL	LA-IM-0001-PL		B
Checked by			
CL			

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, reference SMD/2021/0854  
<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/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 - 47m<sup>2</sup> First Floor - 42m<sup>2</sup> (Excluding Voids)

### **Unit 2**

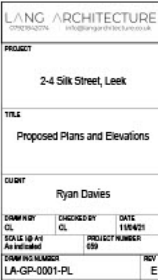
Internal Floor Area Ground Floor - 45m<sup>2</sup> First Floor - 40m<sup>2</sup> (Excluding Voids)

### **Unit 3**

Internal Floor Area Ground Floor - 47m<sup>2</sup> First Floor - 42m<sup>2</sup> (Excluding Voids)

### **Unit 4 (Detached Dwelling)**

Internal Floor Area Ground Floor - 35m<sup>2</sup> First Floor - 35m<sup>2</sup>



**Whittaker** Est. 1930  
**& Biggs**