



Russell Street, Leek, Staffordshire Moorlands, ST13 5JF.
Offers in the Region Of £110,000

Est. 1930
**Whittaker
& Biggs**

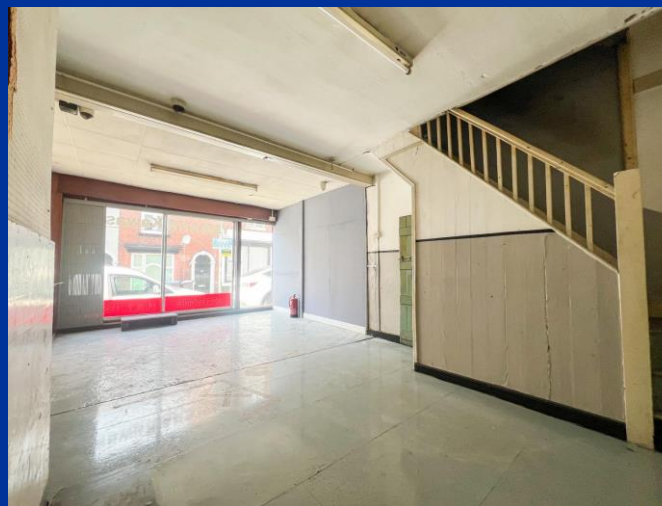
Russell Street, Leek, ST13 5JF.

An exciting development opportunity to purchase this former retail shop which has had planning permission approved for residential use, SMD/2024/0379, <http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=179687>

The property needs a full restoration, but is ideally located within town and offers convenience to walk to all the surrounding amenities.

The accommodation will comprise of a basement store to the lower ground floor level, lounge and kitchen to the ground floor. To the first floor, two bedrooms and shower room.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the potential and location.



Lower Ground Floor

Basement Store

Lounge 12' 7" x 9' 10" (3.83m x 2.99m)

Kitchen 11' 4" x 8' 5" (3.46m x 2.56m)

First Floor

Bedroom 12' 7" x 9' 10" (3.83m x 2.99m)

Bedroom 7' 3" x 9' 11" (2.20m x 3.03m)

Shower Room 3' 11" x 7' 2" (1.20m x 2.19m)



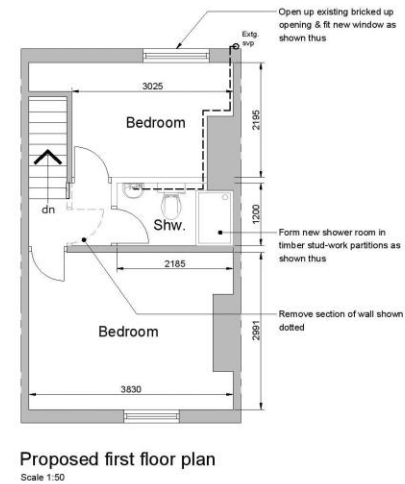
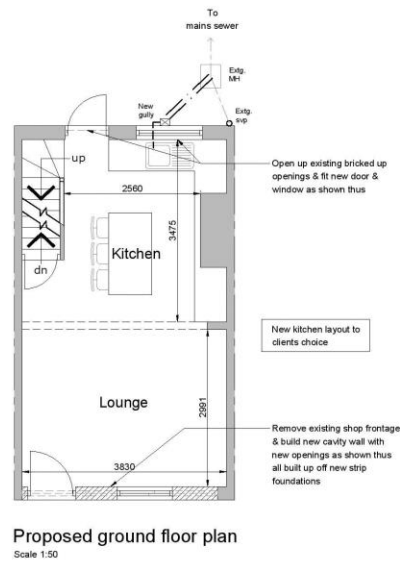
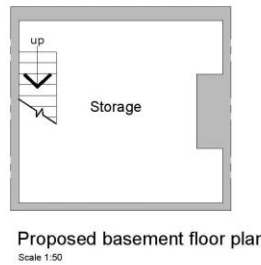
Note:

Council Tax Band:

EPC Rating: TBC

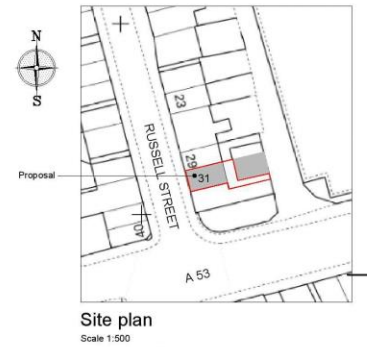
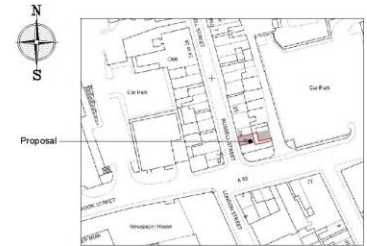
Tenure: believed to be Freehold





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Contractor to check site for any utility locations that may affect any proposals prior to commencement on site.
Contractor to check any site dimensions prior to commencement on site.

Rev | Drawn | Comments | Date



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Client MR & MRS	
Project PROPOSED CHANGE OF USE TO PROVIDE DOMESTIC LIVING ACCOMMODATION AT 31 RUSSELL STREET, LEEK, ST13 5JF	
Title PROPOSED PLANS	
Status CHANGE OF USE	
Date JUNE 2024	Drawn ME
Scale AS SHOWN	Checked
Project No 100-02	Drawing No. Rev
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Directions

From our Derby Street office proceed on foot up Derby Street taking the first left turning into Russell Street where the property is situated a short distance along Russell Street on the left hand side.

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.

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