



FRONT ELEVATION 1:50



REAR ELEVATION 1:50

Internal layout offered to include living room at rear Oct 20



SIDE ELEVATION 1:50



SIDE ELEVATION 1:50

Hewitt & Carr Architects

A: 2-4 Chapel Street, Leek, Staffordshire ST13 1HP  
T: 01538 756888  
E: enquiries@hewittandcarr.co.uk  
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Client:  
Mr & Mrs C Nixon

Project:  
Proposed detached dwelling at  
land adjacent to The Woodlands  
Leekbrook, Leek

Site:  
Elevations as Proposed



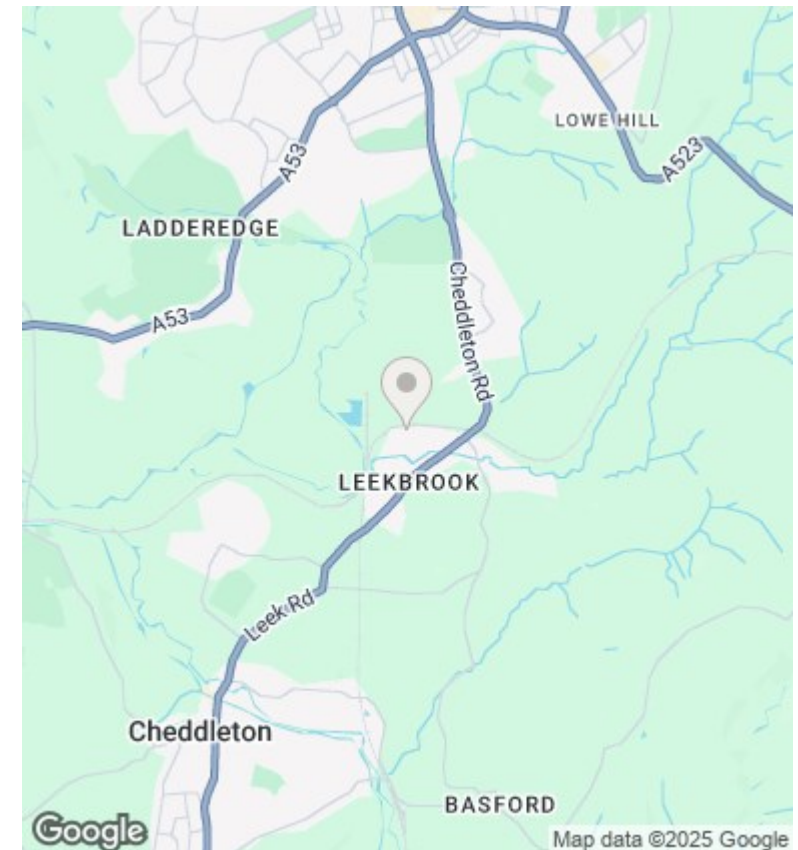
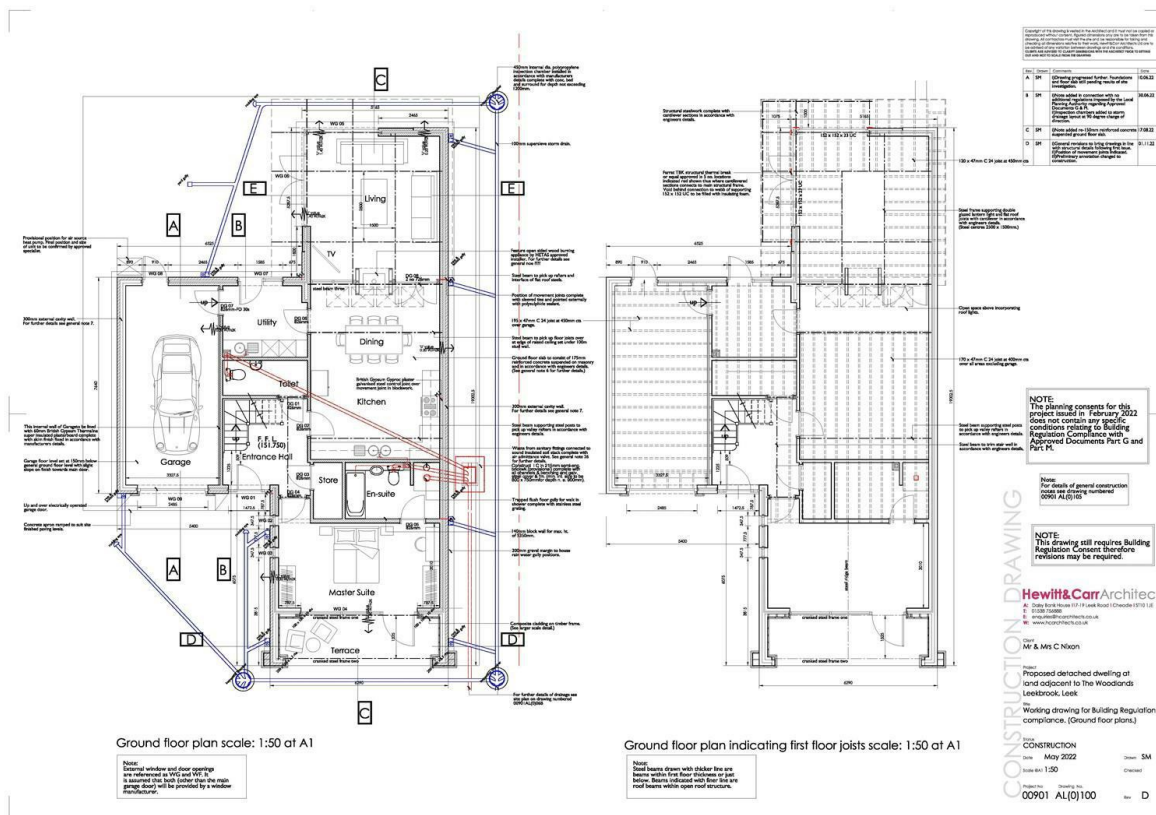
Ground Floor Plan

First Floor Plan

## Land West Of Woodlands Cheddleton Road, Leekbrook,

Asking Price £150,000

- Planning approval with reserved matters for a three bedroom detached residential dwelling
- Outskirts of Leek
- Semi-rural location
- Contemporary design
- Excellent views
- Application No (SMD/2021/0640)



## Directions

From our Derby Street Leek Offices proceed out of the town on the A520 Cheddleton Road. Follow this road for approximately two miles and after passing under the stone railway bridge turn immediately right into Leekbrook Junction. Follow this road for a short distance and as the road forks take the right hand fork. Continue along this single track road and the site is located on the right hand side.

## Viewings

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

## Council Tax Band

## EPC Rating:

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	