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**Ford House, Market Street, Leek,  
Staffordshire, ST13 6JA**

**O.I.R.O £350,000**

**For Sale by Private Treaty**





## **SITUATION**

Ford House is situated in the heart of Leek town centre, along Market Street, offering a prominent position and central location. The property is within easy access to all commuter links leading to Stoke – on – Trent, Buxton, Macclesfield and Ashbourne. The property is approximately 11 miles from Stoke – on Trent, 12.5 miles from Buxton, 13 miles from Macclesfield and 15.5 miles from Ashbourne.

## **Please Note**

Unfortunately, Market Street does not have unrestricted parking.

## **DIRECTIONS**

From our Leek office follow the one-way system along Derby Street for approximately 100 yards and turn right onto Market Street. Follow Market Street until reaching the T junction and Ford House will be the end property situated on the right-hand side and will be indicated by one of the Agent's 'For Sale' signs.

**what3words: ///landlady.evolving.devours**

## **DESCRIPTION**

An exceptionally rare and exciting opportunity to purchase a substantial Grade II listed detached town house, in a prominent position and central location in the centre of Leek town, close to all amenities and having good road links such as the A53 and A523.

Ford House is currently internally laid out for commercial office use and presented over four floors. The property still boasts a lot of its original external and internal period features with dark wood interior and grand central staircase; dating back to the 18<sup>th</sup> Century the property is steeped in history.

The property has recently secured planning permission for change of use of offices into a single dwelling with associated operational development, with plans offering an extensive, unique living accommodation. The property is ripe for development being in need of some renovation and modernisation works, ready for an individual to give it their own vision.

Ford House is of interest to developers or character property enthusiasts, who want to occupy one of Leek Town Centre's flagship character properties. An early viewing is highly recommended to embrace the opportunity and style this spacious property has to offer.



## **FORD HOUSE**

Ford House comprises an extensive ashlar stone Grade II listed building with brick service wing to the rear, having an abundance of original internal and external period features still remaining throughout. To the front of the property is a small garden enclosed by a Grade II listed wall and to the rear is a further small garden and private parking.

The property briefly comprises the following accommodation: -

### **Front Entrance Door**

Leading to: -

### **Entrance Hallway**

With stairs off.

### **Reception Room – 5.21m x 4.08m**

Fireplace and waiting room off.

### **Waiting Room – 4.08m x 1.76m**

With large bay window and radiator.

### **Reception Room 2 – 4.38m x 3.66m**

With carpet floor, radiator, bay window and fireplace.

### **Sunroom/ Office – 6.28m x 3.58m**

With windows to one elevation and domed roof lights to ceiling.

### **Reception Room 3 – 4.34m x 4.07m**

With bay window and fireplace.

### **Washroom**

With hand wash basin and WC.

### **Office – 3.63m x 2.63m**



### **Further Reception Room 4 – 3.65m x 3.43m**

Leading to interior porch/lobby with door off to cellar and door to rear entrance.

### **Utility/ Kitchenette – 2.50m x 3.15m**

With window to one elevation and radiator.

### **Pantry – 2.46m x 1.28m**

With built in shelves and salting block.

### **Large Cellar comprising the following: -**

**Room 1 – 2.35m x 3.80m**

**Room 2 – 4.01m x 4.13m**

**Room 3 – 2.14m x 3.32m**

**Room 4 – 3.82m x 4.84m**

**Store – 2.50m x 3.12m**

**First Floor** giving access to: -

**Bedroom/ Office 1 – 4.62m x 4.91m**

With sash window to one elevation.

**Bedroom/ Office 2 – 7.32m x 4.07m**

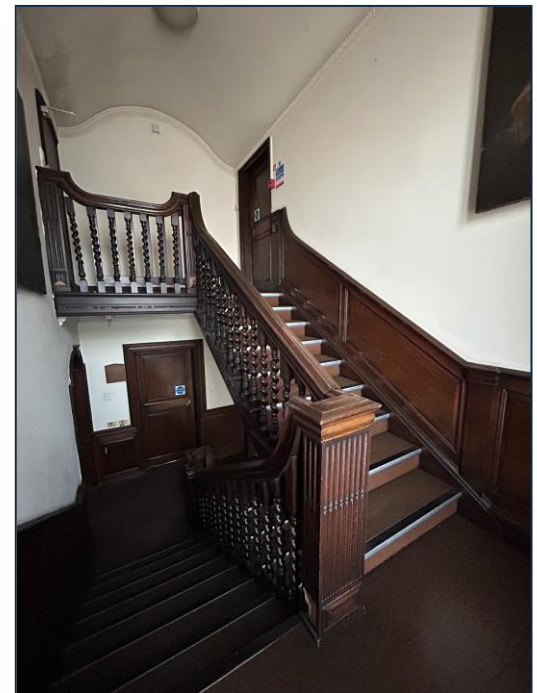
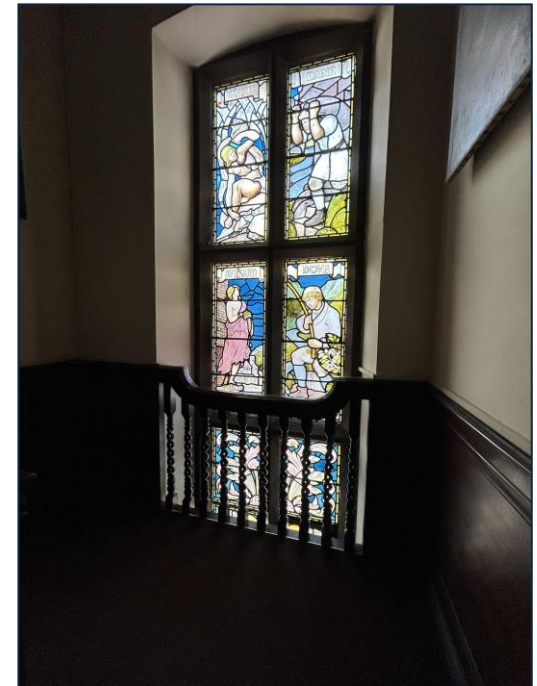
With window to one elevation.

**Bedroom/ Office 3 – 4.32m x 3.45m**

With window to one elevation.

### **Bathroom**

With wash hand basin, bath with shower overhead in original wood panelled case and bidet.





## Separate WC

### **Bedroom/ Office 4 – 4.14m x 5.48m**

With window to one elevation.

### **Bedroom/ Office 5 – 3.85m x 2.93m**

With window to one elevation.

### **Further Box Room/ Office – 4.76m x 2.53m**

With window to one elevation.

**Second Floor** giving access to the following: -

### **Bedroom/ Office 6 – 4.15m x 7.12m**

With window to one elevation.

### **Bathroom**

With WC, wash hand basin and bath.

### **Bedroom/ Office 7 – 4.65m x 4.88m**

With window to one elevation.

## **OUTSIDE**

To the front of the property there is a small hedge and walled garden with a paved path through the middle leading to the front door.

The stone wall to the front of the property is Grade II listed.

A path to the side of the property allows access to the rockery and further small garden. To the rear of the property is a parking area and small vegetable patch which can be accessed from Stockwell Street and Ford Street.



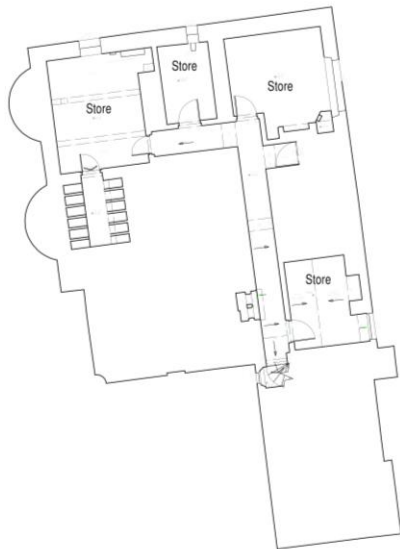
## FLOOR PLAN



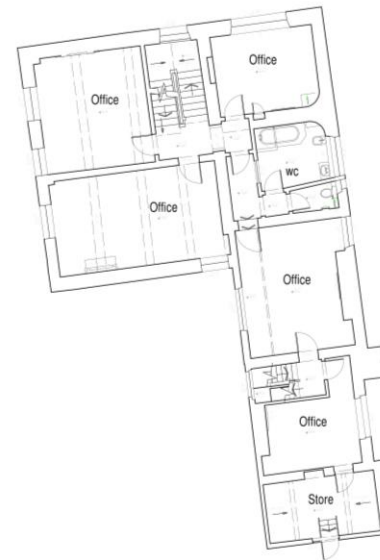
Ground Floor Plan



Second Floor Plan

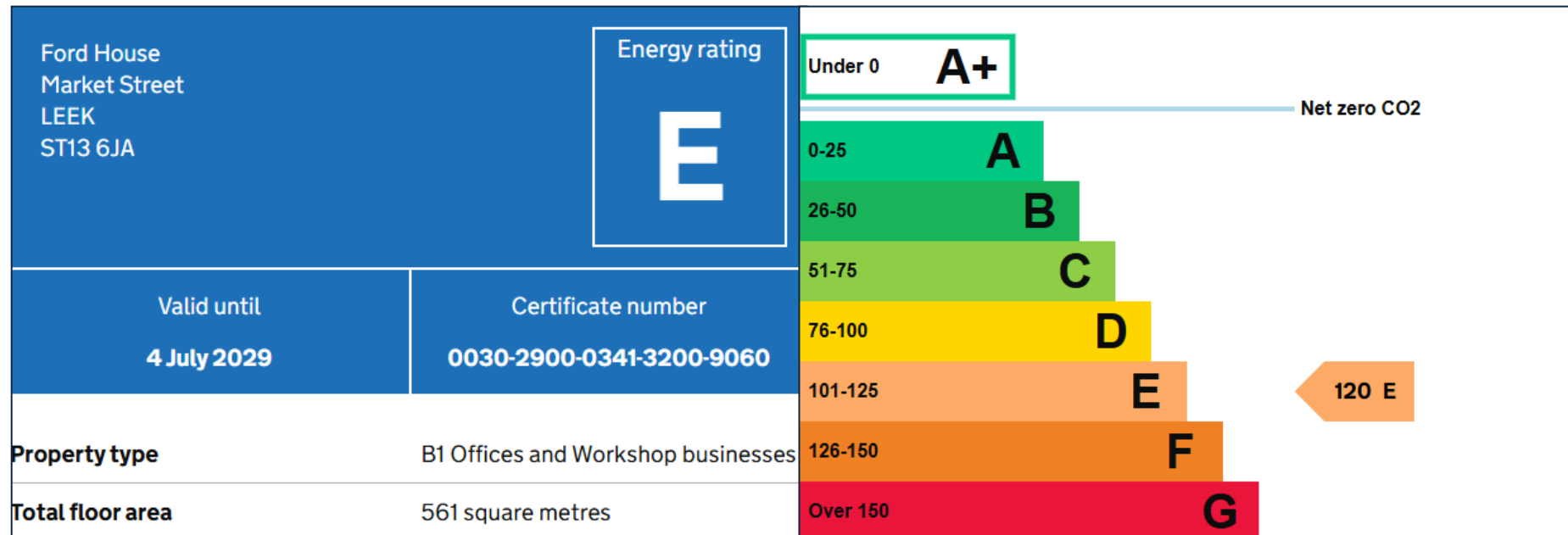


Basement Floor Plan



First Floor Plan

## ENERGY PERFORMANCE CERTIFICATE

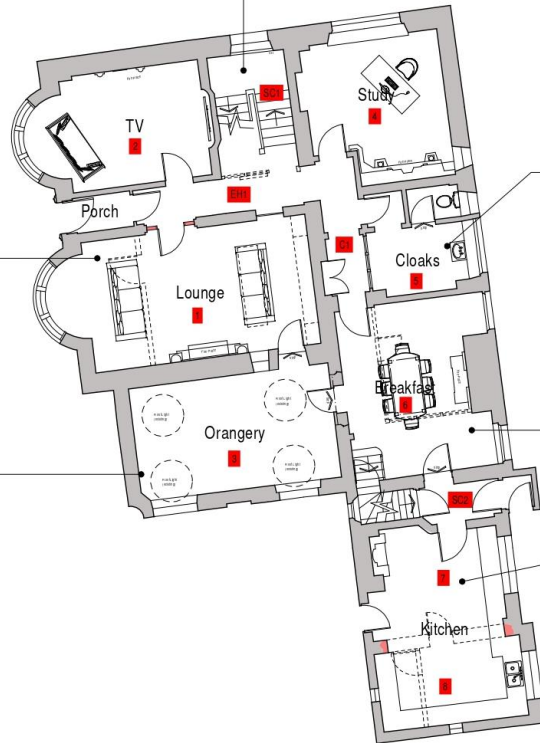


# PROPOSED CHANGE OF USE FLOOR PLAN

**Existing Stairwell**  
The existing stairwell is to remain undisturbed complete with stained glass window to Stockwell Street. The later added fire resistant screen and sliding door however is to be removed and finishes made good (dotted).

**Lounge**  
The former office reception and meeting room is to be reinstated as a single room with the timber partition forming the division carefully removed, reinstating finishes where necessary. If the skirting board or cornice has been cut, a contour gauge profile tool is to be used to create a template and bespoke replacement section created.  
The existing reception desk furniture is to be carefully removed. The open doorway to the hallway is to have a new glazed panelled door and frame installed within the existing structural opening, see drawing 2023-2791-09.  
Door shall be 30 minute fire resistant to provide a protected route from the stairs to the entrance door.

**Orangery**  
Existing false ceiling in room to be removed ensuring minimal damage to the original ceiling.  
Any damaged plasterwork and / or decorative coricing to be reinstated to match existing.



Ground Floor Plan

**Terrace**  
The existing roof terrace is to have a safety balustrade fixed to the inside face of the existing stone parapet wall providing an overall height of 1.1m to protect occupants from falling over the edge of the roof. The balustrade is to be formed with corten vertical support posts with a mix of corten decorative infill panels and glass, the latter facing the hill view to east. For details see drawing 2023-2791-11.

**Bedroom 5**  
The former office is to be stripped of any floor mounted sockets etc and room utilised as a bedroom.

**Cloaks**  
The existing wc is to be carefully removed and replaced with new. The existing original basin is to be retained but repositioned in the centre of the window and reconnected to services.

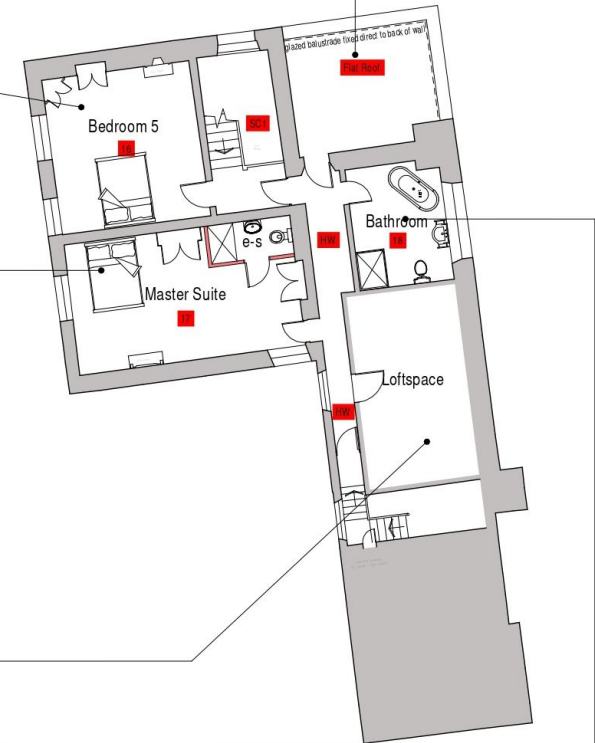
**Master Bedroom**  
The projecting office cupboards are to be retained. A small ensuite bathroom is to be created in the corner of bedroom which will require services to be extended and macerator pump installed to pump effluent created to a suitable discharge point in the adjacent bathroom. Skirting and picture rails to match those of original building are to be installed on new walls created. Ventilation is to be provided via a tile vent in the existing roof.

**Breakfast Room**  
The later added timber partition wall forming a small office is to be carefully removed to reinstate the room to its former standing with any finishes made good as is necessary. If skirting board has been cut, a contour gauge profile tool is to be used to create a template and bespoke replacement section created.

**Kitchen**  
Walls are to be removed as shown dotted to create a larger kitchen area. New steel beams are to be installed across new opening to support the structural wall over. A new kitchen is to be installed to suit the property. All finishes are to be made good after disturbances.

**Loft Space + Corridor**  
The roof void containing water tanks etc is to remain untouched. A new fire door is to be installed at the head of the servant stairs to improve egress of occupants.

**Family Bathroom**  
The existing sanitary fittings are to be removed and replaced with a new bathroom suite to suit the style of the existing property. All services to be reconnected as is necessary. Bathroom to be ventilated through a new tile vent in the roof above.

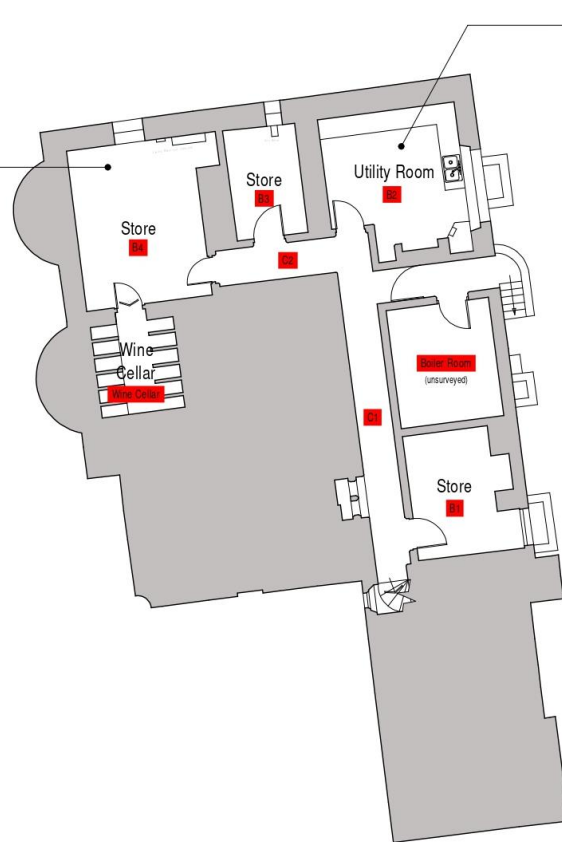


Second Floor Plan



## PROPOSED CHANGE OF USE FLOOR PLAN

Cellar  
The existing rooms below ground are to be utilised for general storage in connection with the use of the dwelling with little work proposed.



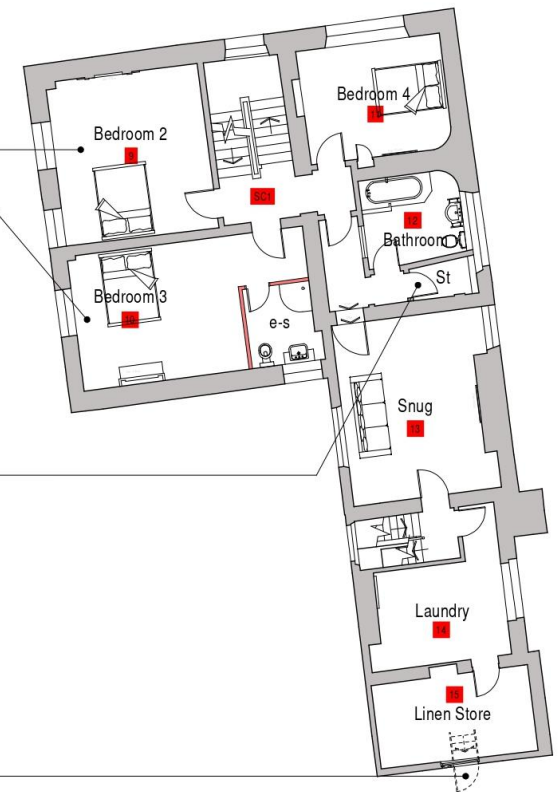
Basement Floor Plan

Utility Room  
The existing store is to be utilised as a Utility/Laundry Room with wastes from sink and washer connected into the existing drain within the room.

Bedrooms 2 + 3  
The former offices are to be stripped of any floor mounted sockets etc and rooms utilised as a bedrooms. A small ensuite bathroom is to be created in the corner of bedroom 3 which will require services to be extended and macerator pump installed to pump effluent created to a suitable discharge point in the adjacent bathroom. Skirting and picture rails to match those of original building are to be installed on new walls created. Ventilation is to be provided by an existing opening casement in the window.

Bathroom  
The existing bath is to remain insitu with services reinstated to ensure it becomes functional. The existing cleaners sink is to be carefully removed. The existing sink is to be repositioned to allow a wc of a style to suit the remainder of the fittings to be installed revising service connections as is necessary. The wc in separate cubicle is to be removed and space used as a store.

Doorway  
The existing door and side light is to be removed and replaced with new flush fitting timber casement window, fitted with slimline double glazed units and painted white.  
For details see drawing 2023-2791-10.  
The existing steps leading internally to doorway also to be removed along with landing and ladder externally



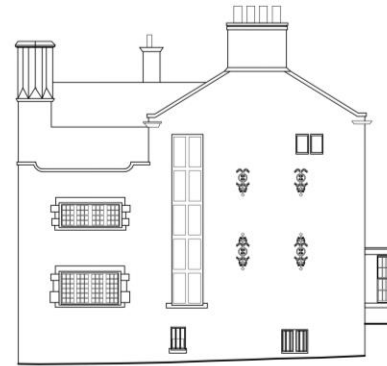
First Floor Plan

## CURRENT ELEVATION PLAN



Datum 190.00m

Elevation 1  
(West)



Datum 190.00m

Elevation 2  
(North)



Datum 190.00m

Elevation 3  
(East)



Datum 190.00m

Elevation 4  
(South)

PROPOSED ELEVATION PLAN

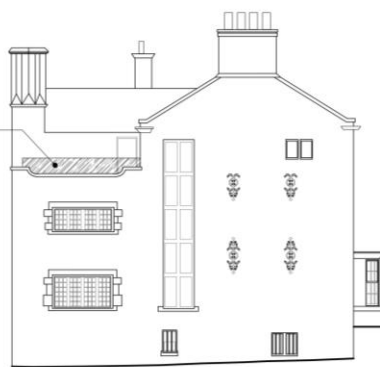


Datum 190.00m

Elevation 1  
(West)

**Terrace**  
The existing roof terrace is to have a safety balustrade fixed to the inside face of the existing stone parapet wall providing an overall height of 1.1m to protect occupants from falling over the edge of the roof. The balustrade is to be formed with corten vertical support posts with a mix of corten decorative infill panels and glass, the latter facing the hill view to east. For details see drawing 2023-2791-11.

**External Escape Ladder**  
Existing escape ladder to be carefully removed ensuring minimal damage to existing brickwork.



Datum 190.00m

Elevation 2  
(North)



Datum 190.00m

Elevation 3  
(East)

**Flat Roof**  
The existing low stone parapet wall around the existing flat roofed terrace is to be fitted with a structural glass balustrade bolted to the inside face of parapet wall with stainless steel bolts to provide a balustrade height of 1.1m when stood on the flat roof.

**External Escape Ladder**  
Existing escape ladder to be carefully removed ensuring minimal damage to existing brickwork.



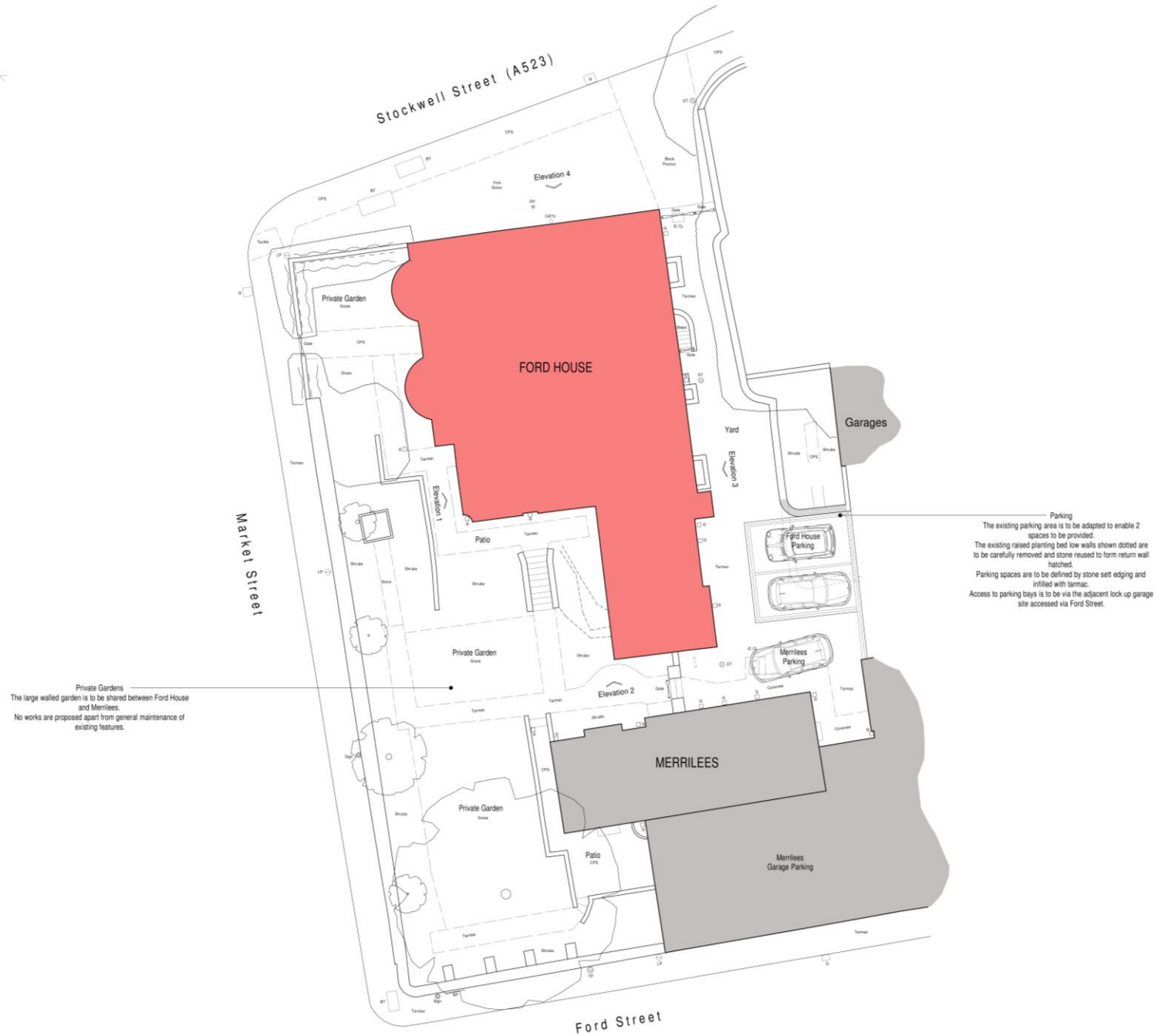
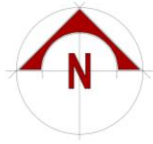
Datum 190.00m

Elevation 4  
(South)

**Doorway**  
The existing door and side light is to be removed and replaced with new flush fitting timber casement window, fitted with slimline double glazed units and painted white. For details see drawing 2023-2791-10.



# SITE PLAN



### **PLANNING PERMISSION**

Planning permission was granted on the 12<sup>th</sup> February 2025 under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended), application number SMD/2023/0472, and was approved for the change of use of offices into a single dwelling and associated operational development. The development shall be conducted in accordance with the proposals as shown in the drawings above. Full details of the permission for development and proposals can be found on the Staffordshire Moorlands District Council website, by searching the above application number.

### **LISTING**

Ford House and the garden wall to the front of the property are both Grade II listed. The property was first listed in April 1951 and the wall later listed in June 1972. The list entry numbers are 1268576 and 1268577, further information can be found on the Historic England website.

### **SERVICES**

We understand that the property is connected to all mains services.

### **TENURE AND POSSESSION**

We believe the property is freehold and vacant possession will be given upon completion.

### **LOCAL AUTHORITY**

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council to whom all enquiries of planning or other relevant matters should be addressed.

### **WAYLEAVES & EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **VIEWINGS**

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### **MEASUREMENT**

All measurements given are approximate and are 'maximum' measurements.

### **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **PLEASE NOTE**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### **THINKING OF MOVING?**

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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