

3, 4a, 4b Pickwood Road, Leek, Staffordshire, ST13 5SN

Guide Price £100,000

- Development opportunity
- One one bedroom ground floor apartment with courtyard
- Full permission for development SMD/2024/0355
- Three units
- One one bedroom first floor apartment
- One two bedroom town house with courtyard
- Town centre location

3, 4a, 4b Pickwood Road, Leek ST13 5SN

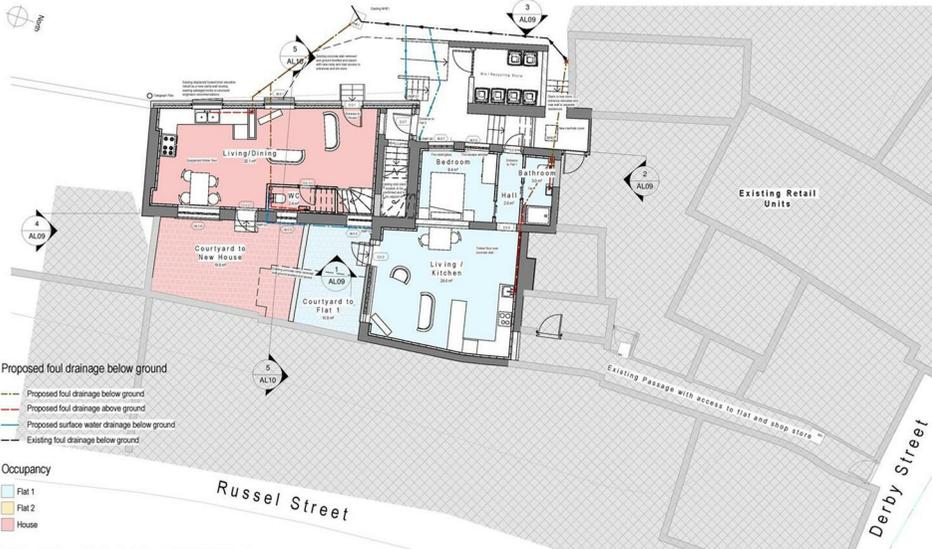
An excellent development opportunity for the conversion and repair of a vacant Victorian property in Leek town centre, to create 3 no. residential units. The conversion would create a two bedroom town house, one bedroom ground floor apartment and one bedroom first floor apartment. Please see the details below:

The accommodation within the two-bedroom town house will comprise of an open plan living/dining/kitchen and WC to the ground floor. To the first floor a landing, two bedrooms and bathroom. Externally the property will have a courtyard to the rear.

The accommodation within the one-bedroom ground floor apartment will comprise of a hallway, bedroom, bathroom and open plan living/dining/kitchen. Externally the property will have a courtyard to the rear.



Council Tax Band:



Proposed foul drainage below ground
 - - - Proposed foul drainage below ground
 - - - Proposed foul drainage above ground
 - - - Proposed surface water drainage below ground
 - - - Existing foul drainage below ground

Occupancy
 Flat 1
 Flat 2
 House

Ground Floor as Proposed
 1 : 100

ctd architects	Check Bank House Clerk Bank LEEC Staffordshire ST13 5JG T: 01538 37477 F: 01538 38603 E: info@ctdarchitects.co.uk W: www.ctdarchitects.co.uk	ctd architects © 2023 This drawing is copyright of ctd architects and is not to be reproduced or used in any way without the written consent of ctd architects. All drawings are subject to the conditions of sale and other conditions of sale and shall be used in connection with all other ctd architects drawings and plans.	Client	Check Bank House Clerk Bank LEEC Staffordshire ST13 5JG	Project	14 Derby Street LEEK ST13 5JG	Scale	1:100	Sheet	A3	Drawn	SPM	Checked	CH	Date	17/04/2024
			Architect	Andrew Carter	Job No.	2411	Drawing No.	AL07	Rev.	B	PRELIMINARY DRAWINGS					



Occupancy
 Flat 1
 Flat 2
 House

First Floor as Proposed
 1 : 100

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			Architect	Andrew Carter	Job No.	2411	Drawing No.	AL08	Rev.	A	PRELIMINARY DRAWINGS					

3 Pickwood Road

Internal Floor Area - 70m²

- Size : -

4a Pickwood Road First Floor Apartment

Internal Floor Area - 52.8m² - Size : -

4b Pickwood Road Ground Floor Apartment

Internal Floor Area - 40.6m² - Size : -

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



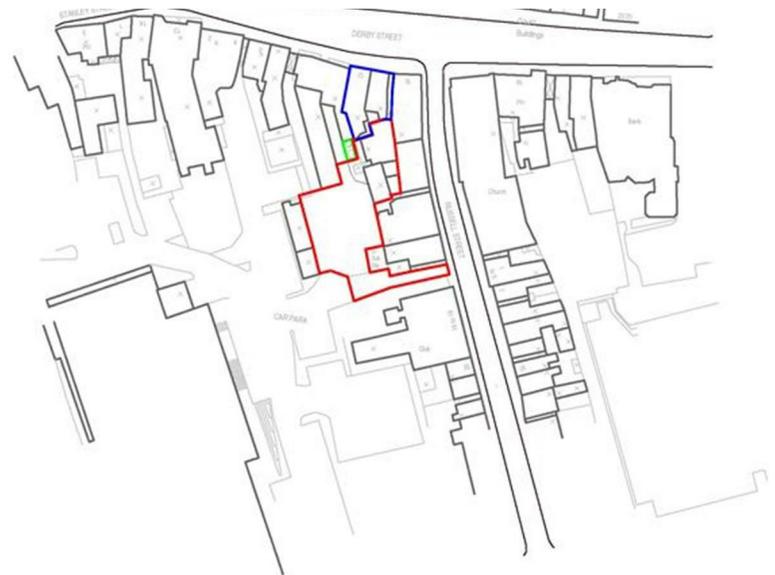
Clark Bank House
Clark Bank
LEEK

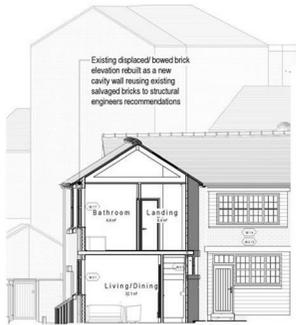
© 2023
All dimensions to be checked on site before proceeding.

18	10/08/2024	SPM	Revision to site boundary
17	02/05/2024	SPM	Revisions following site meeting
16	01/05/2024	SPM	Drawn

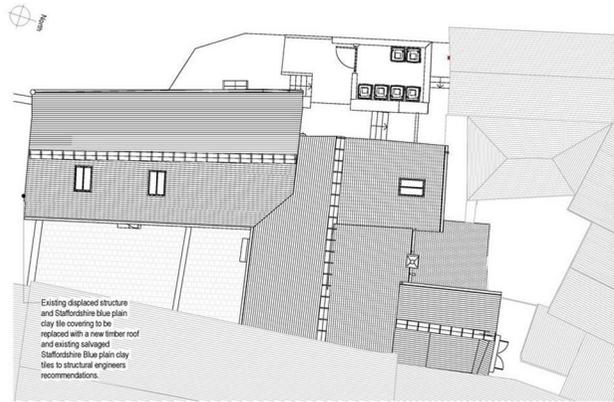
Client
Project
14 Derby Street
LEEK

Scale	1:500	Sheet	A3	Drawn	SPM	Check	CH	Date	25/03/2024
Status									





Section A-A1 as proposed



Roof plan as proposed



Clerk Bank House
 Clerk Bank
 LEEX

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 This document is unapproved.
 All dimensions to be checked on site before proceeding.

Rev	Date	Drawn	Description
Client			

Project
 14 Derby Street
 LEEX

Scale 1:100
 Rev A3
 Drawn SPM
 Check CH
 Date 27/06/2024
 Status BBEIIMADY PDAWINDC

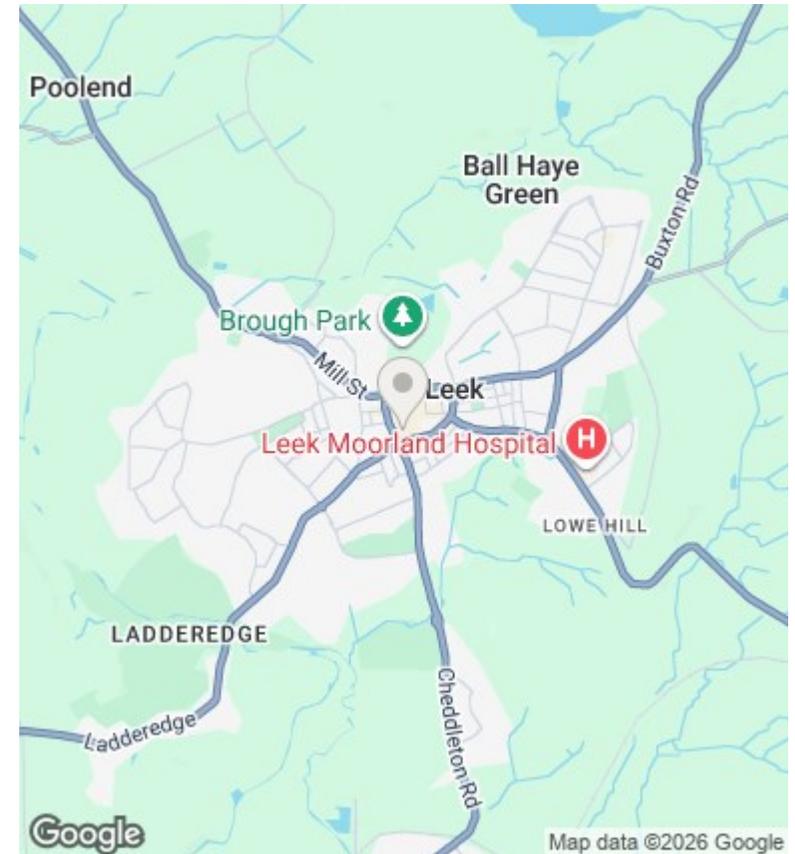
Directions

The property is located to the rear of 14 Derby Street and can be accessed via Pickwood Road and then Wardle Passage.

Viewings

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

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	