DENISE WHITE™
BESPOKE ESTATE AGENT









Pickwood Road, Leek, ST13 5SN

Asking price £75,000

"A building with a vision, planning in place and endless potential to bring something special to the heart of Leek."

An exciting and rare development opportunity in the heart of the historic market town of Leek. This substantial brick-built building benefits from planning permission to create three stylish residential dwellings, comprising a spacious two-bedroom townhouse and two one-bedroom apartments. Offering huge potential for investors and developers, the scheme is ideally suited to the growing holiday let market, with the finished properties lending themselves perfectly to high-quality Airbnb or serviced accommodation in this sought-after town centre location.

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Denise White Estate Agents Comments

An exciting opportunity to acquire a substantial brick-built building with planning permission already in place to create three contemporary residential dwellings in the centre of the vibrant market town of Leek.

Positioned within walking distance of Leek's shops, cafés, restaurants and local attractions, this development offers an excellent investment opportunity with significant potential for holiday lets, serviced accommodation or long-term rentals.

While the building requires structural works to the front elevation, it presents a fantastic blank canvas for developers looking to create three stylish homes in a highly desirable location.

The approved plans include a spacious two-bedroom townhouse, designed with modern living in mind. The ground floor will feature an impressive open-plan kitchen, dining and living space with direct access to a private enclosed rear yard. To the first floor will be two comfortable double bedrooms, served by a bathroom.

In addition, the development includes two one-bedroom apartments, arranged across the ground and first floors. Both apartments are designed with bright, open-plan living accommodation, offering stylish and functional spaces ideal for professionals, couples or holiday guests. The ground floor apartment will also benefit from its own private rear yard, adding valuable outdoor space.

With planning permission secured and a highly convenient town centre setting, this is an exceptional opportunity to transform a characterful building into three attractive homes with excellent income potential.

Location

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Why We Love This Property

We love this opportunity because it's the perfect combination of location and potential. With planning already in place, much of the groundwork has been done, allowing a developer to focus on creating three desirable homes in one of Staffordshire's most popular market towns.

Whether you're looking to build an Airbnb portfolio, serviced accommodation or attractive rental properties, this is a project with exciting possibilities in a location where demand continues to grow.

Townhouse
An exciting opportunity to create a beautifully designed two-bedroom townhouse, with planning permission already in place, in the centre of the vibrant market town of Leek. Situated within the town's conservation area, this redevelopment offers the chance to blend contemporary living with traditional architectural charm.

The approved plans have been thoughtfully designed to maximise both space and natural light. To the ground floor, the property has the potential to offer an impressive open-plan kitchen, dining and living area. The layout also provides direct access to a private enclosed rear courtyard.

Stairs rise to the first floor, where the plans include two generous double bedrooms. Both bedrooms have the potential to feature vaulted ceilings, creating bright, airy and characterful sleeping quarters that make the most of the building's original roofline.

Ground Floor Apartment
The approved plans propose a spacious and practical layout centred around an impressive open-plan living, dining and kitchen area. Large windows have been incorporated into the design to maximise natural light, creating the potential for a bright, loft-style living space with an open and contemporary feel.

The apartment is designed to include a comfortable double bedroom, offering well-proportioned accommodation, alongside a separate shower room positioned to provide a practical layout for modern living.

From the main living space, the plans also provide access to a private enclosed courtyard.

First Floor Apartment
The approved plans have been designed to create a bright and practical home, centred around an impressive open-plan living, dining and kitchen area. Large windows are incorporated into the design to maximise natural light, creating the potential for a spacious loft-style living environment that is perfectly suited to modern lifestyles.

The apartment is planned to include a comfortable double bedroom, offering well-proportioned accommodation, alongside a separate shower room designed to provide a functional and contemporary layout.

Externally
The development is accessed via Pickwood Road, through the car park for Talbot's. Once completed, the townhouse and ground floor apartment will each benefit from their own private enclosed rear yard, offering valuable low-maintenance outdoor space. Situated in the centre of Leek, the properties will also enjoy immediate access to the town's wealth of amenities, independent shops, eateries and transport links.

Application Details
Application Number SMD/2024/0355
Proposal - The refurbishment, conversion, and repair of a vacant Victorian property in Leek town centre, to create 3 no. residential units. Due to structural issues, the conversion work will also include taking down and rebuilding the existing two-storey brick front elevation and roof.

Agents Notes
Tenure: Freehold
No chain involved with the sale

Rental Potential
Dependant on specification of the flats and the town house, we would expect to achieve the following rent potential per calendar month:-
Townhouse - £775-£825 PCM
Apartment 1 - £550 - £595 PCM
Apartment 2 - £550 - £595 PCM

Please Note
Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or

Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

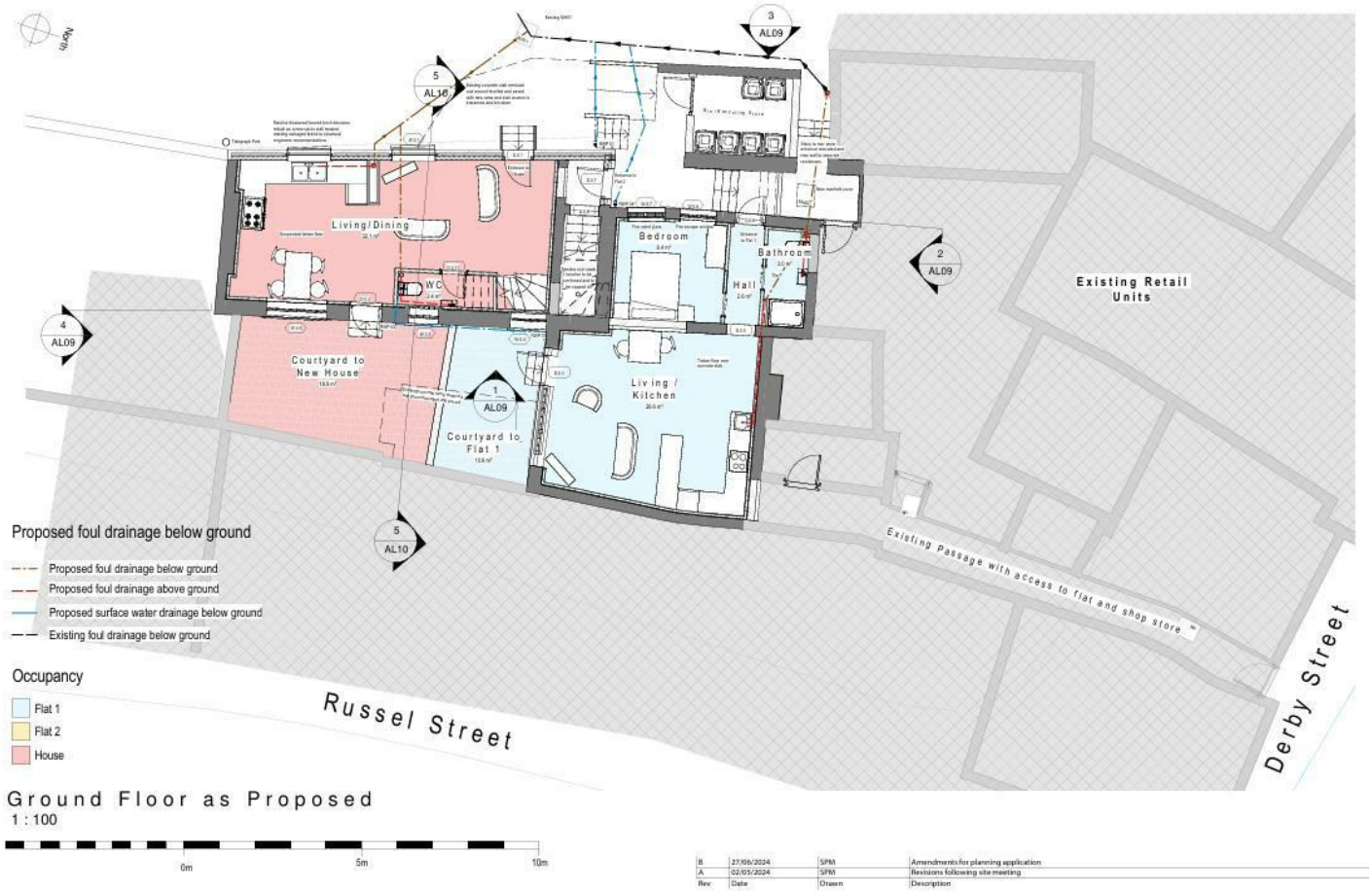
Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

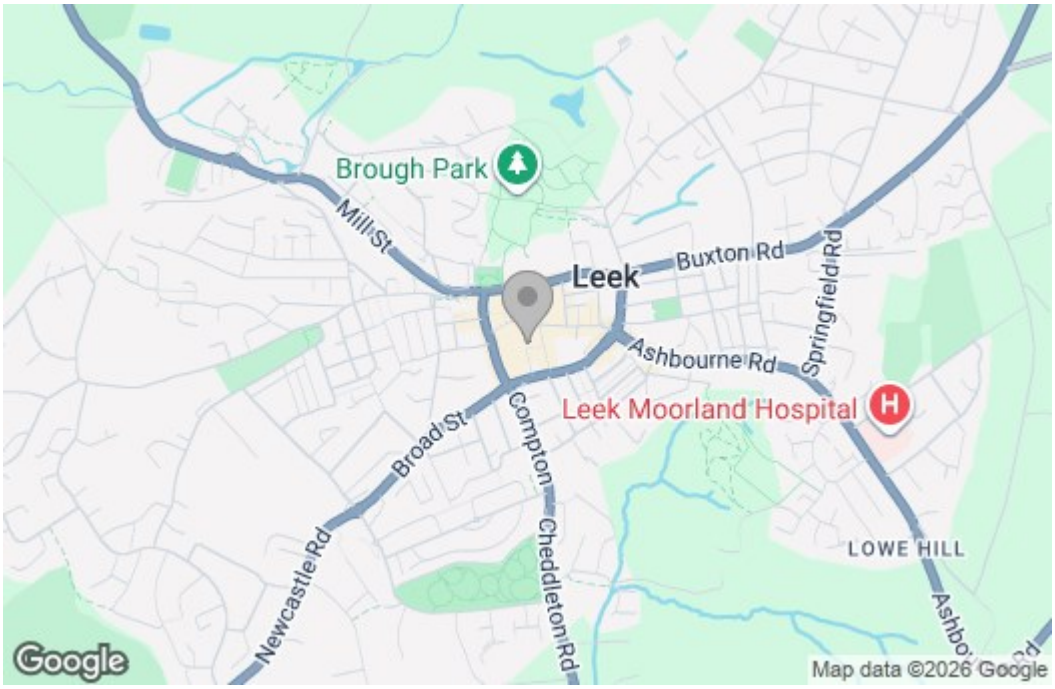
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

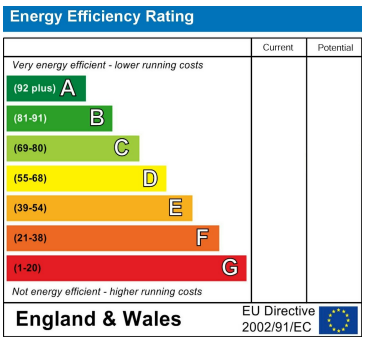
Floor Plan

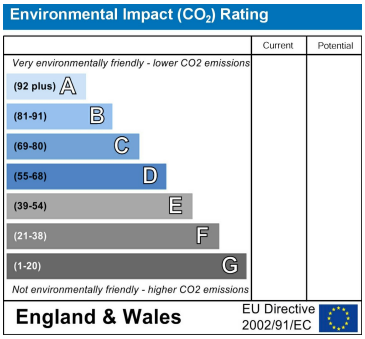


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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