



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

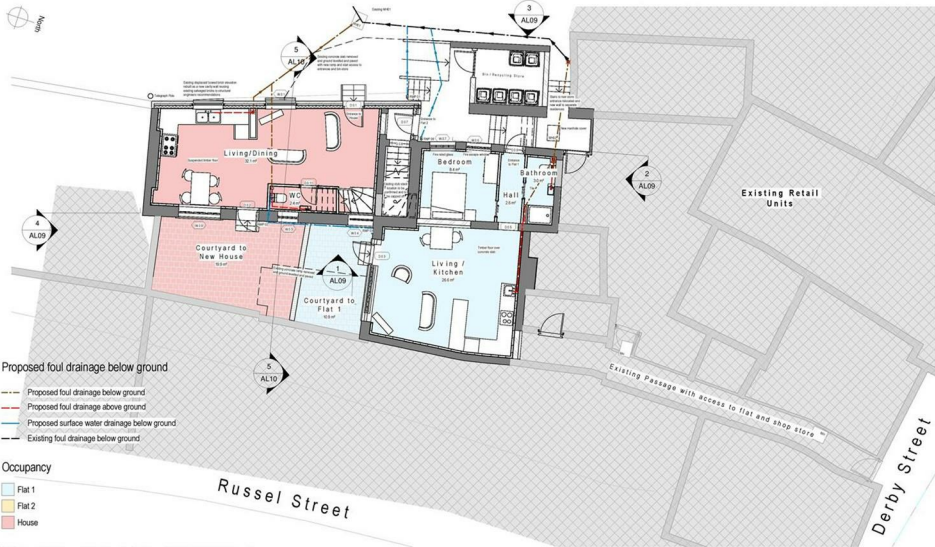
An excellent development opportunity for the conversion and repair of a vacant Victorian property in Leek town centre, to create 3 no. residential units. The conversion would create a two bedroom town house, one bedroom ground floor apartment and one bedroom first floor apartment. Please see the details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



Ground Floor as Proposed



First Floor as Proposed



ctd architects | 01538 37477 | info@ctdarchitects.co.uk

Client: **Andrew Carter**

Project: **14 Derby Street**

Site: **LEEK**

Postcode: **ST13 5SN**

Title: **Ground Floor plans as proposed**

Scale: **1:100**

Drawings: **AL3, SPM, CH**

Date: **17/04/2024**

Job No: **2411**

Drawing No: **AL07**

Rev: **B**

ctd architects | 01538 37477 | info@ctdarchitects.co.uk

Client: **Andrew Carter**

Project: **14 Derby Street**

Site: **LEEK**

Postcode: **ST13 5SN**

Title: **First Floor plans as proposed**

Scale: **1:100**

Drawings: **AL3, SPM, CH**

Date: **17/04/2024**

Job No: **2411**

Drawing No: **AL08**

Rev: **A**

3 Pickwood Road

Internal Floor Area - 70m²

- Size : -

4a Pickwood Road First Floor Apartment

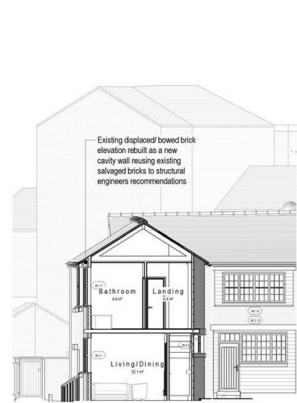
Internal Floor Area - 52.8m² - Size : -

4b Pickwood Road Ground Floor Apartment

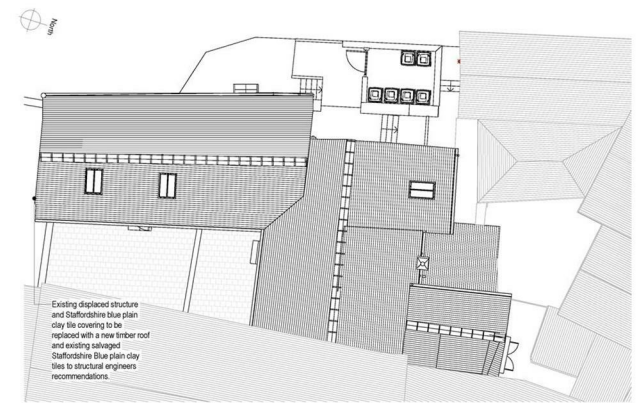
Internal Floor Area - 40.6m² - Size : -

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.



Section A-A1 as proposed



Roof plan as proposed



	Clerk Bank House Clerk Bank LEEX	old architects © 2023 11 The Avenue, Leicester	Rev Date Drawn	Description Client Project 14 Derby Street LEEX	Scale 1:100 Status A3 SPM CH 27/06/2024
	All dimensions to be checked on site before proceeding				





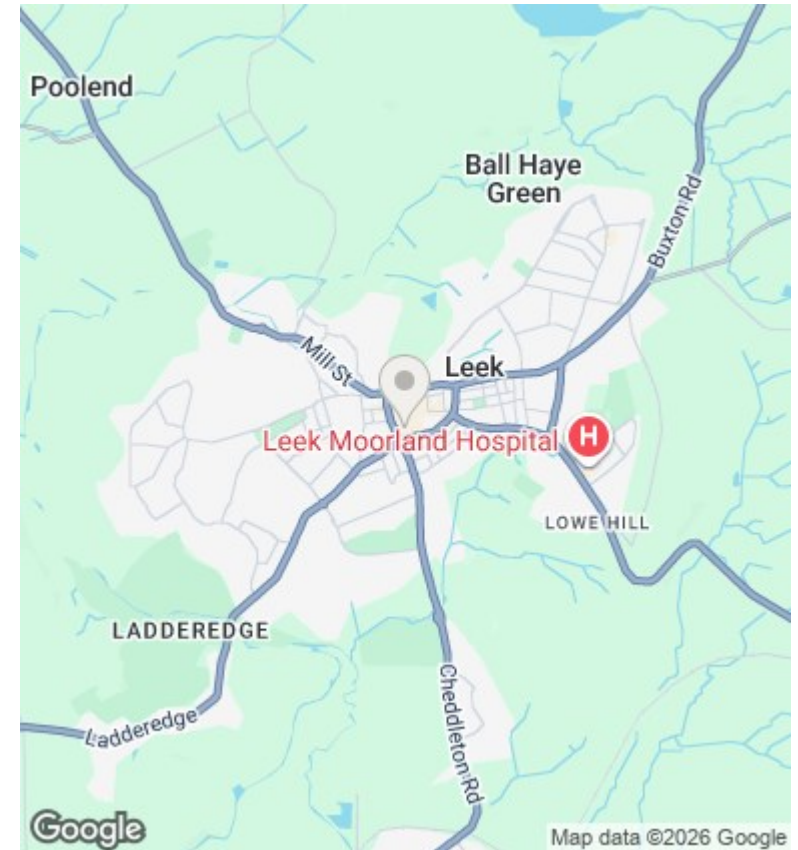
Directions

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	