



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 Pickwood Road

Internal Floor Area - 70m²

- Size : -

4a Pickwood Road First Floor Apartment

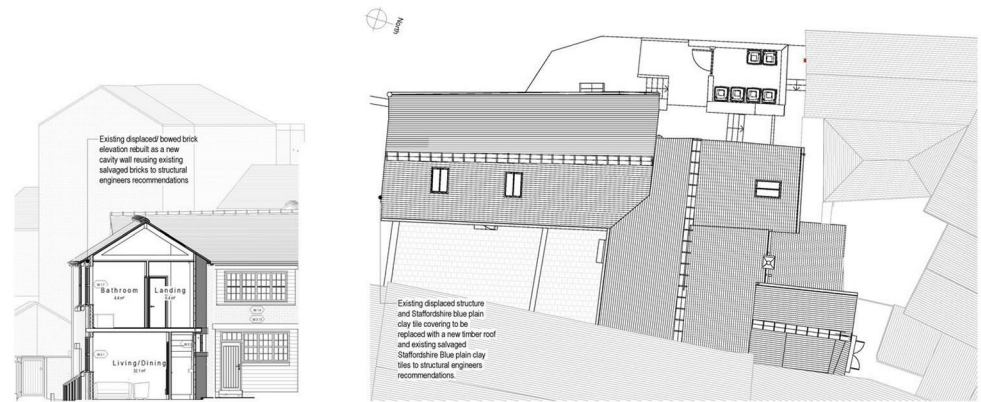
Internal Floor Area - 52.8m² - Size : -

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



Rev	Date	Drawn	Description	Scale	Sheet	Drawn	Check	Date
1			Client	1:100	A3	SPM	CH	27/06/2024
Clark Bank House Clark Bank LEEK old architects © 2023 14 Derby Street LEEK All dimensions to be checked on site before proceeding								



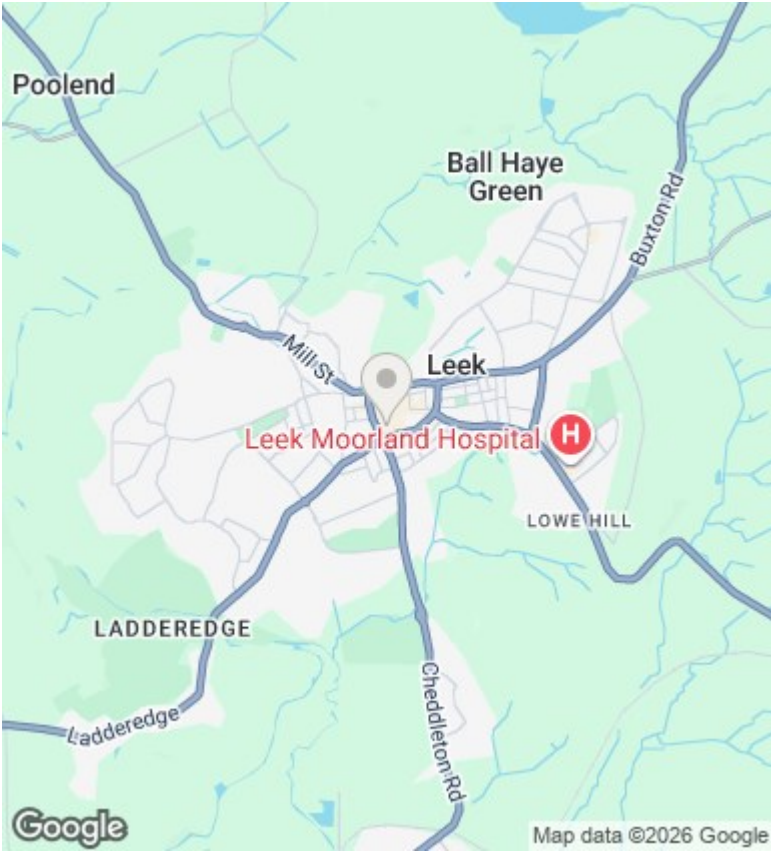
Directions

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