Whittaker & Biggs
Est. 1930
Rostons Group







Warehouse 2-4 Silk Street, Leek, Staffordshire, ST13 6HX

Offers In The Region Of £250,000

- Development opportunity
- One, 2 bedroom detached property
- Front garden to the detached unit
- Four units
- Off street parking provision
- Town centre location
- Three, 3 bedroom properties
- Rear gardens to the three units
- Listed building consent SMD/2021/0854

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

Warehouse 2-4 Silk Street, Leek ST13 6HX

An excellent development opportunity for the conversion, alteration and extension of the two-storey former warehouse and silk shade to create three, 3 bedroom properties, plus a 2 bedroom detached dwelling in place of the former outbuilding. The site is located in the centre of town, having provision of off street parking and within walking distance of all amenities. Once completed the development will incorporate stunning original features such as exposed oak A-frames and vaulted ceilings.

Listed building consent was approved on 06/08/2024, referenceSMD/2021/0854 http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=157045

The accommodation within the three units which are located in the former warehouse and silk shade will comprise of the following layout. To the ground floor, hallway, three bedrooms and bathroom. To the first floor, open plan kitchen/living area. Externally the properties have garden areas to the rear.

The accommodation within the two bedroom detached dwelling will comprises of a hallway, WC , living/kitchen, utility and plant room to the ground floor. To the first floor, landing, 2 bedrooms and bathroom. Externally the property will have a garden area to the front.

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Council Tax Band:

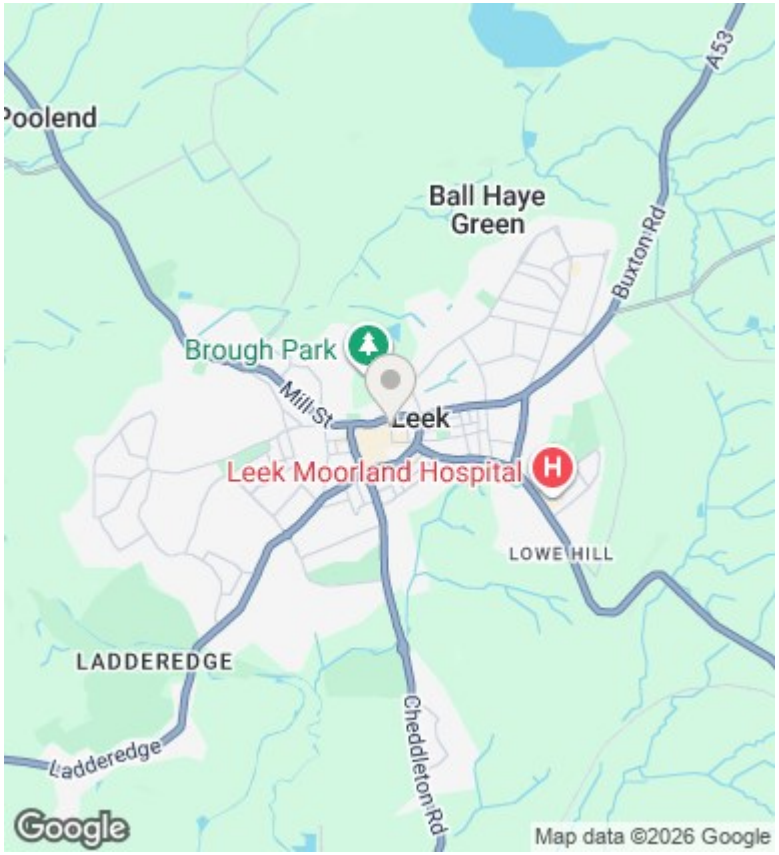
Unit 1
Internal Floor Area
Ground Floor - 47m²
First Floor - 42m² (Excluding Voids) - Size : -

Unit 2
Internal Floor Area
Ground Floor - 45m²
First Floor - 40m² (Excluding Voids) - Size : -

Unit 3
Internal Floor Area
Ground Floor - 47m²
First Floor - 42m² (Excluding Voids) - Size : -

Unit 4 (Detached Dwelling)
Internal Floor Area
Ground Floor - 35m²
First Floor - 35m² - 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.



Directions

Viewings

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

Council Tax Band

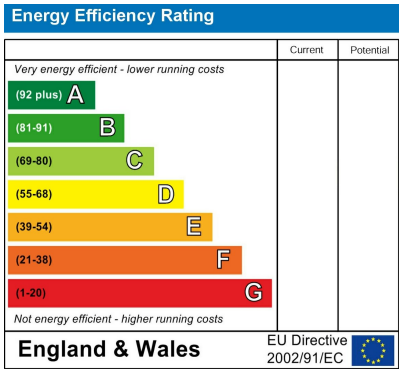


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