



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

Guide Price £100,000

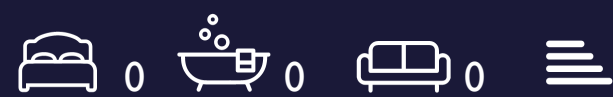
- Development opportunity
- One one bedroom ground floor apartment with courtyard
- Full permission for development SMD/2024/0355
- Three units
- One one bedroom first floor apartment
- One two bedroom town house with courtyard
- Town centre location

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

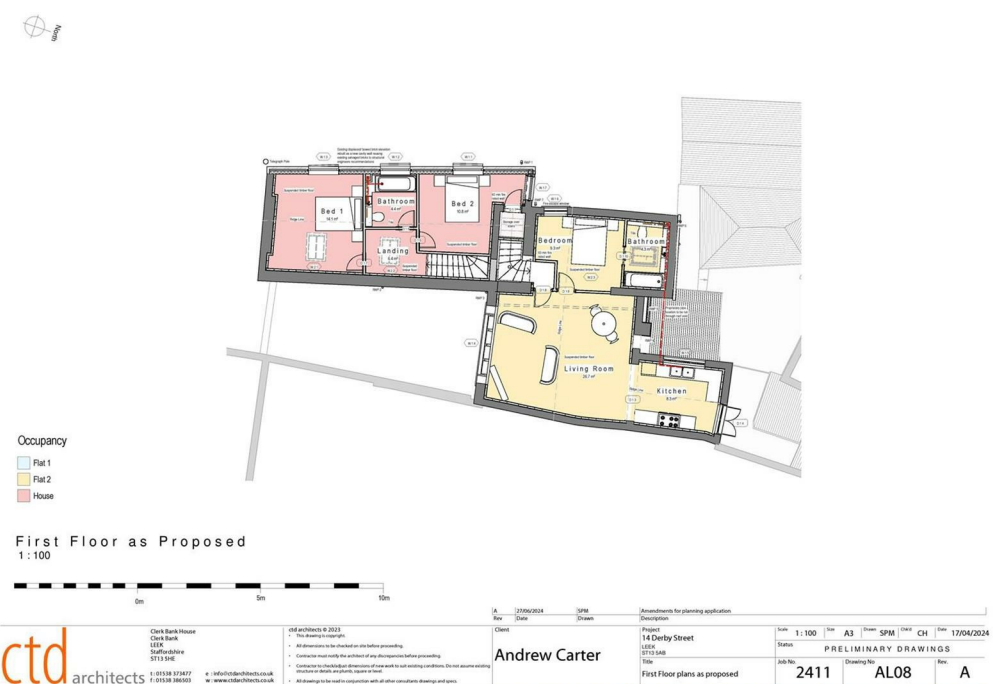
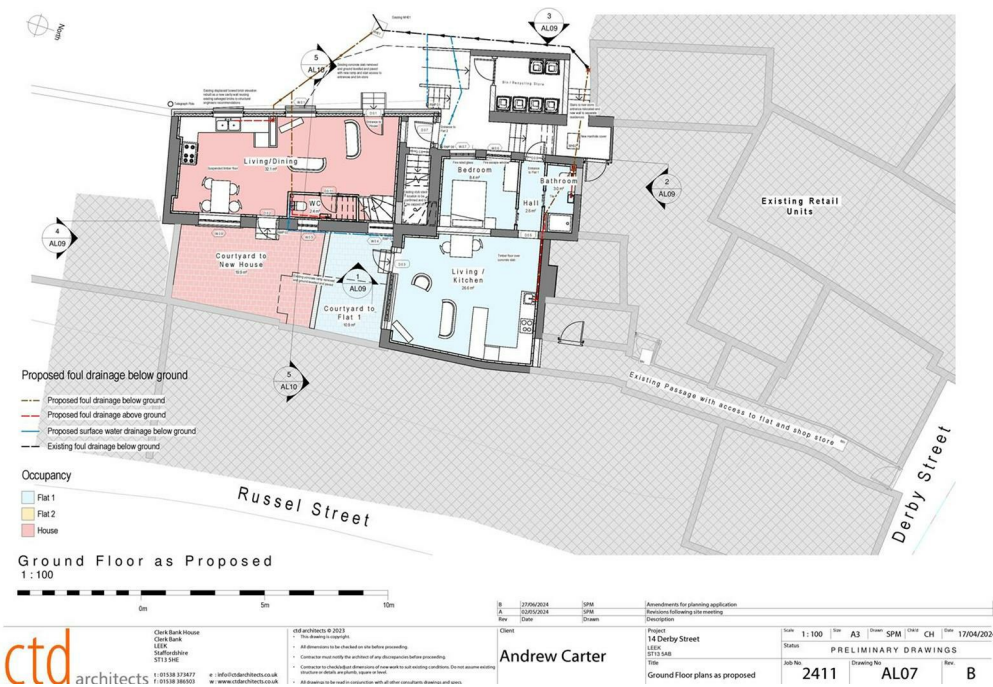
An excellent development opportunity for the conversion and repair of a vacant Victorian property in Leek town centre, to create 3 no. residential units. The conversion would create a two bedroom town house, one bedroom ground floor apartment and one bedroom first floor apartment. Please see the details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



### **3 Pickwood Road**

Internal Floor Area - 70m<sup>2</sup>

- Size : -

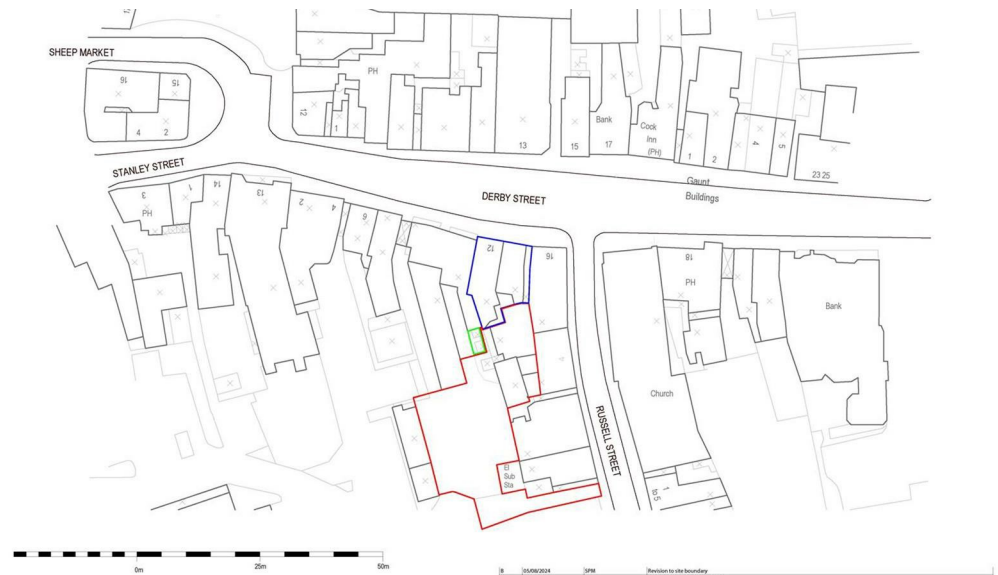
### **4a Pickwood Road First Floor Apartment**

Internal Floor Area - 52.8m<sup>2</sup> - Size : -

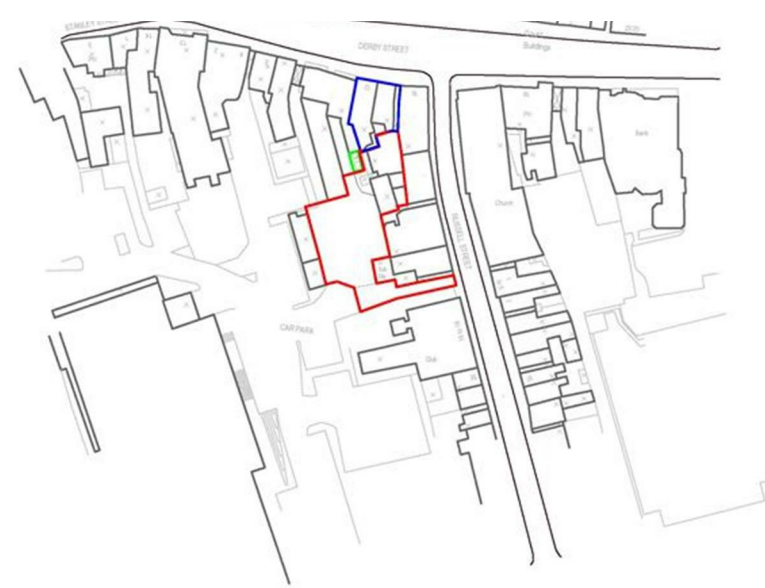
### **4b Pickwood Road Ground Floor Apartment**

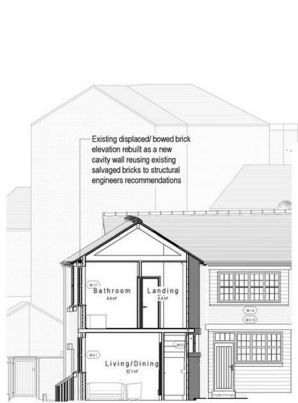
Internal Floor Area - 40.6m<sup>2</sup> - Size : -



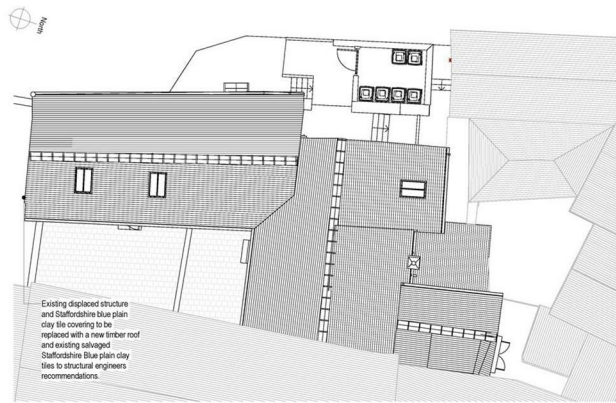


14	15/06/2024	SPM	Revision to site boundary
15	15/06/2024	SPM	Revisions following site meeting
16		Drawn	Drawn
Client			
Project			
14 Derby Street			
Status			
Scale			
1:500			
A3			
SPM			
CH			
25/03/2024			





Section A-A1 as proposed



Roof plan as proposed



Clerk Bank House  
Clerk Bank  
LEEX

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All dimensions to be checked on site before proceeding.

Rev	Date	Drawn
Client		

Description
Project 14 Derby Street LEEX

Scale	Sheet	Drawn	Check	Date
1:100	A3	SPM	CH	27/06/2024

DR. J. H. AND J. H. 2023

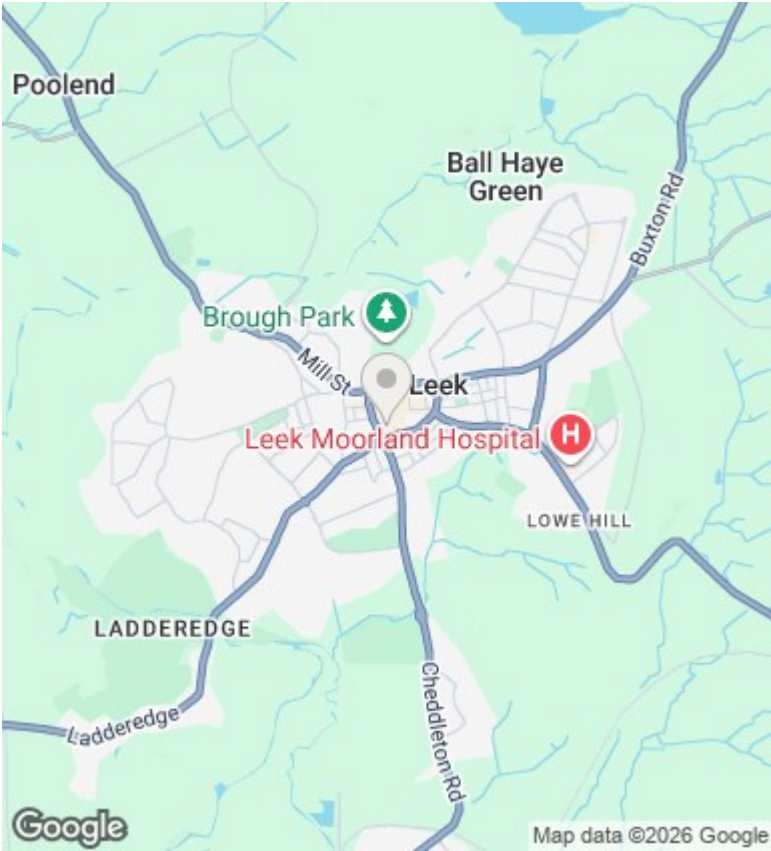
Directions


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