



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:



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• Contractors to check the dimensions of new work to suit existing conditions. Do not assume existing dimensions.
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• All drawings to be used in conjunction with all other consultants drawings and specs.

Client: Andrew Carter
Date: 03/05/2024
Drawing No: 2411 AL07 Rev: B
Scale: 1:100
Status: PRELIMINARY DRAWINGS
Title: Ground Floor plans as proposed



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Client: Andrew Carter
Date: 03/05/2024
Drawing No: 2411 AL08 Rev: A
Scale: 1:100
Status: PRELIMINARY DRAWINGS
Title: First Floor plans as proposed

3 Pickwood Road

Internal Floor Area - 70m²

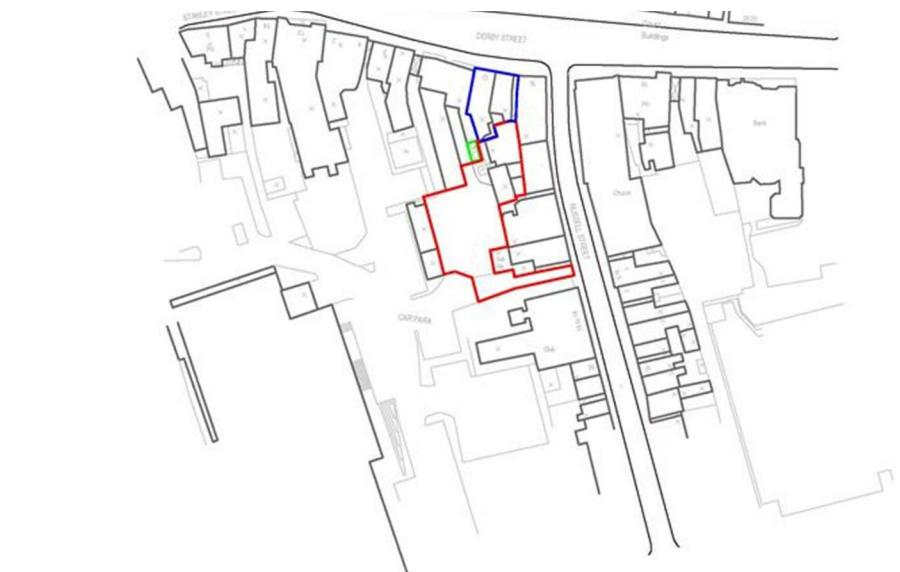
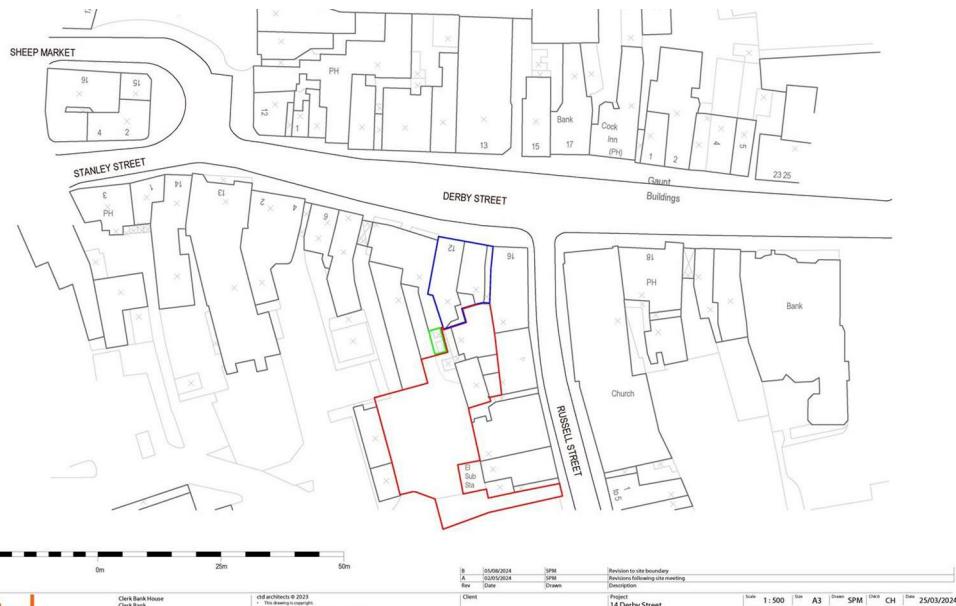
- Size : -

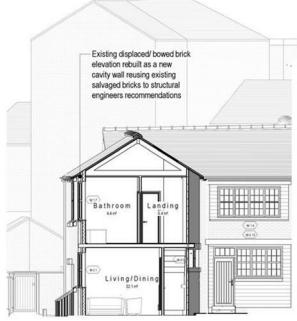
4a Pickwood Road First Floor Apartment

Internal Floor Area - 52.8m² - Size : -

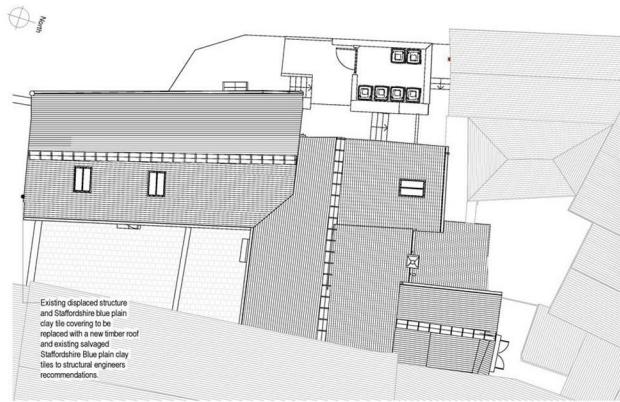
4b Pickwood Road Ground Floor Apartment

Internal Floor Area - 40.6m² - Size : -



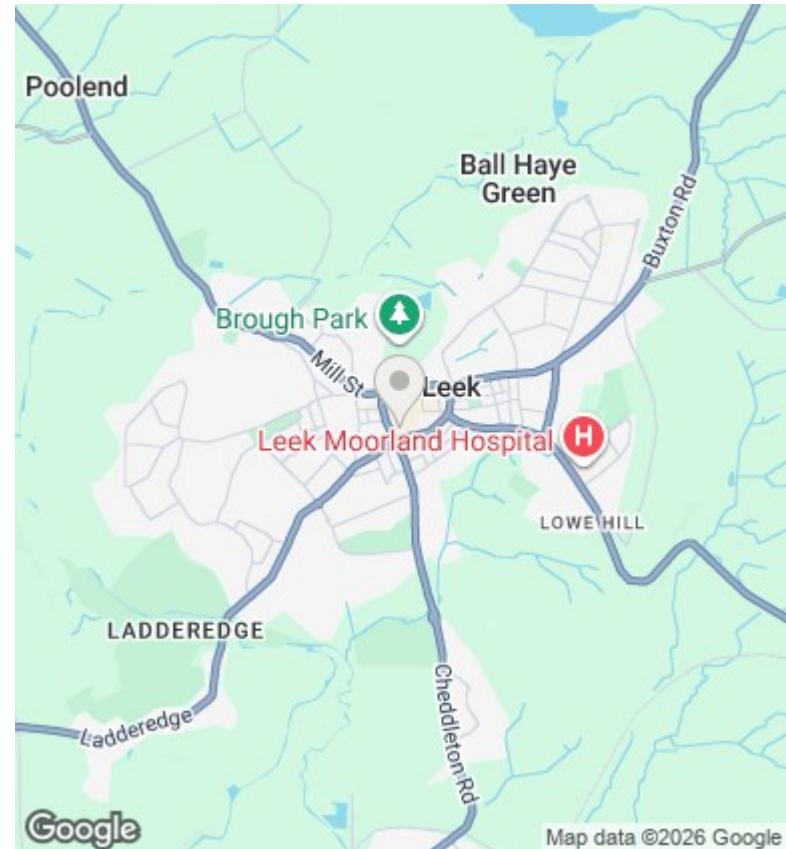


Section A-A1 as proposed



Roof plan as proposed





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	