

The Mill Stoke Lacy, Bromyard, Herefordshire, HR7 4HJ
For Sale by Informal Tender, closing 27th June 13.00hrs Guide Price £450,000
VIEWINGS STRICTLY BY APPOINTMENT ONLY



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Council Tax Band: F

DEADLINE EXTENDED - A rare opportunity to restore a historic Grade II listed former mill with former millers cottage, outbuildings and approx. 4 acres, offering immense potential for lifestyle, income or development. For sale by Informal Tender – closing date for tenders EXTENDED TO 1PM FRIDAY 27TH JUNE

SITUATION AND DESCRIPTION

This rare opportunity lies in the heart of the Herefordshire countryside, where a substantial Grade II listed former mill and adjacent miller's cottage stand within approximately 4 acres in the small village of Stoke Lacy. The Plough Inn public house and adjacent Wye Valley Brewery are in the village centre along with the Church of St Peter and St Paul.

Building on the site is believed to date back to the Domesday Book although unverified; the original mill served local agricultural estates and retains a wealth of historic character..... and potential.

The property sits close to the well-regarded market town of Bromyard, which offers a strong sense of community, independent shops, pubs, cafes, and several annual festivals. A wider range of amenities can be found in the nearby cathedral city of Hereford, just 14 miles away, with rail links, supermarkets, leisure centres, and cultural attractions.

Families will appreciate access to good local schools, including primary and secondary options in the surrounding villages and in Bromyard itself. The area is also ideal for those who enjoy outdoor life, with beautiful walking and cycling routes through the Malvern Hills Area of Outstanding Natural Beauty and excellent road links via the A44, A4103 and M5 motorway for commuting further afield.

THE PROPERTY

Set back from the road and accessed via its own private driveway from the Hereford to Bromyard Road, the site includes the three-storey former mill, the miller's cottage, a number of adjoining both useable and dilapidated outbuildings, polytunnel (now needing some TLC) and extensive gardens, woodland, and largely overgrown pasture paddock.

The cottage includes a conservatory, kitchen with solid fuel Rayburn (serving some central heating radiators), a snug with Jotul wood burner, dining room and sitting room and a number

of charming internal features including exposed stonework, beams and sash windows. Upstairs are three bedrooms and a bathroom, all with views across the yard, gardens and adjoining farmland beyond.

The mill building, currently and most recently used for storage, hobbies and workshops, now requires some renovation and offers an exciting opportunity to redevelop, possibly into a spacious family home, a mix of living and workspace, or multiple units for letting or multigenerational use, all subject to the necessary planning permissions. The location and footprint would also appeal to those with commercial aspirations such as workshops, studios, or visitor accommodation.

The property is a haven for wildlife, with no chemicals used for over 50 years. A woodland walk leads through to the rear paddock and the grounds support a wide range of flora and fauna including deer, water vole, kingfishers, trout and dragonflies.

FLOODING AND ENVIRONMENT

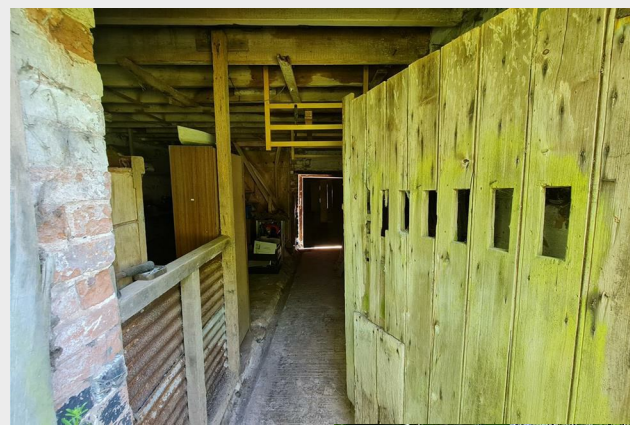
As with most historic mills, the property stands beside a watercourse and is bordered by the River Lodon Flooding occurred during the widespread events of 2007, and again in 2020 and 2024. There are currently no engineered flood defences in place, although Herefordshire Council has been exploring natural flood management initiatives across the county.

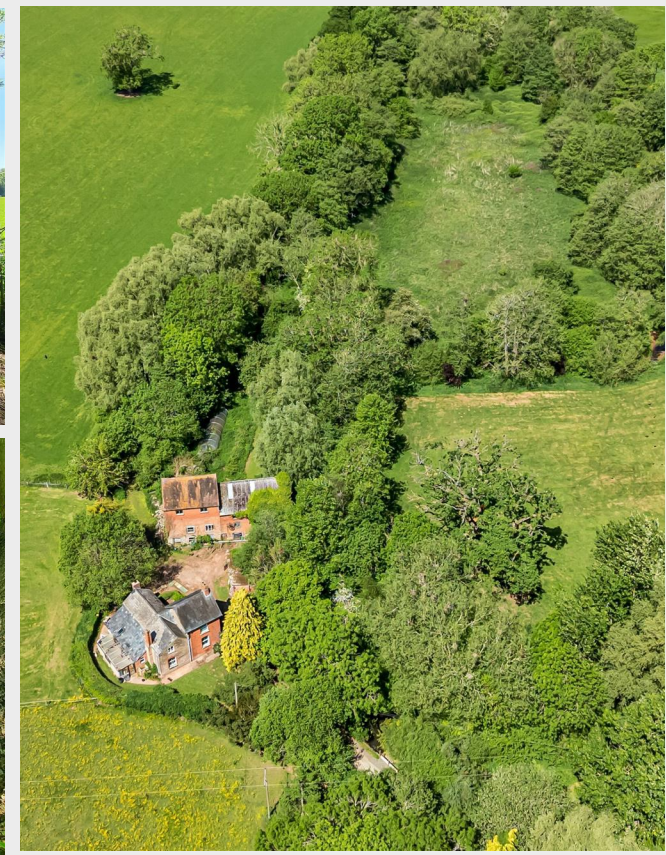
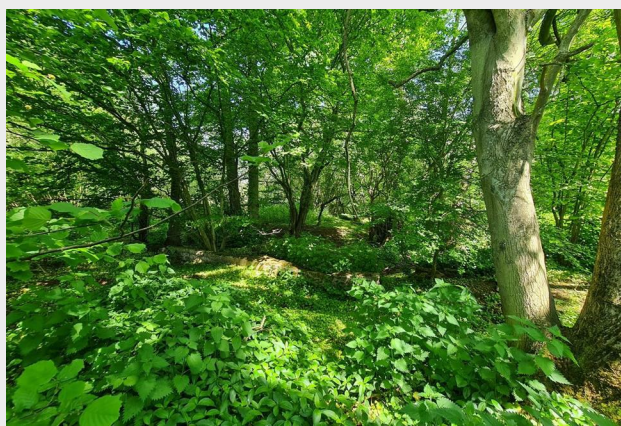
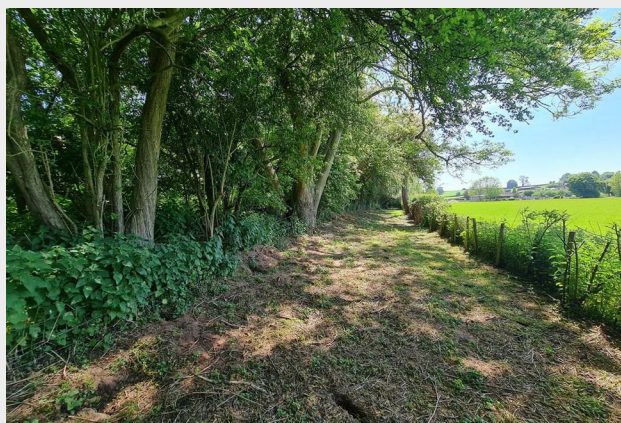
Buyers are encouraged to review the Environment Agency flood risk maps and consult the local authority about any grants or permissions for flood mitigation if considering redevelopment. The location remains appealing to those who understand and accept the nature of its setting.

GRADE II LISTING

The Mill became protected by its Grade II listing in 1973, entry number 1234407 and describes the special architectural or historic interest as 'C18. Red brick, stone plinth. Casement with segmental heads. Brick dentil eaves. Tile roof with gable ends'. As a listed building, any alterations or development will require Listed Building Consent from Herefordshire Council.









AGENTS NOTE

Two neighbouring landowners have vehicular rights over the first part of the entrance driveway for access to agricultural land only.

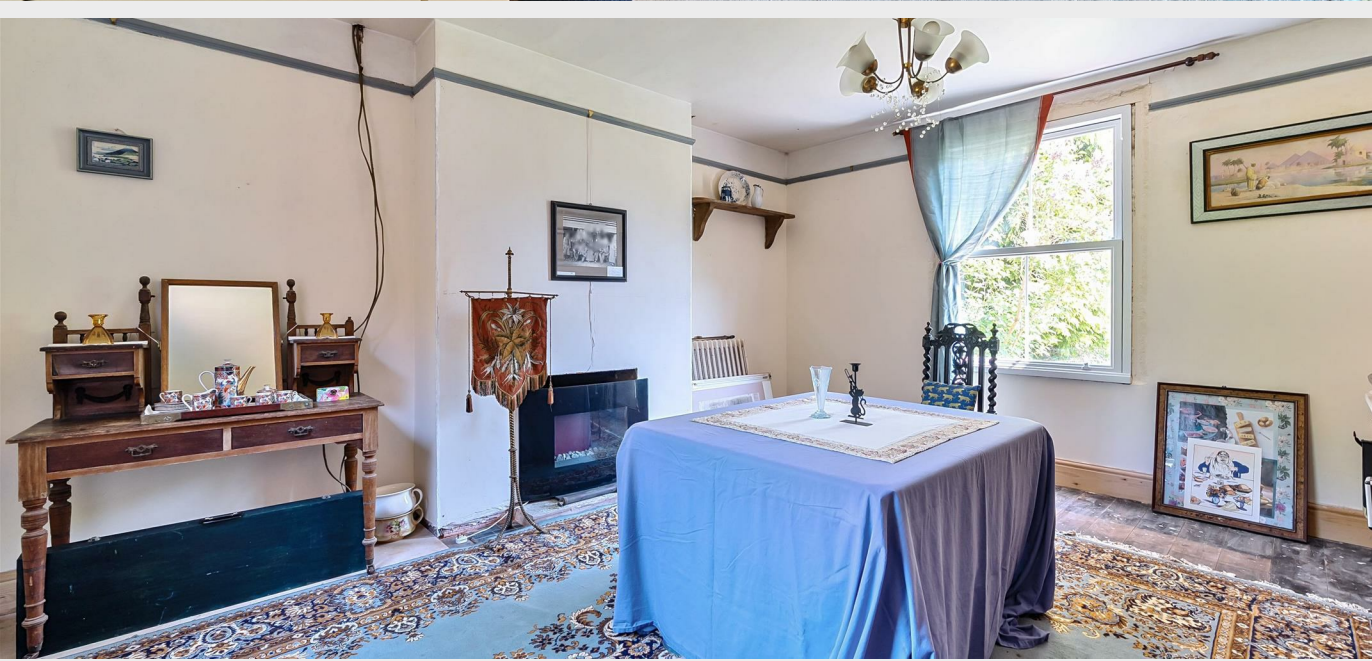
LAND PLAN

Please see the official title plan - the boundary marked on the aerial image is purely for guidance purposes and must not be relied upon.

VIEWINGS

Viewings are **STRICTLY BY APPOINTMENT ONLY**. Thank you for your cooperation.

What3words - [princes.invisible.flows](#)



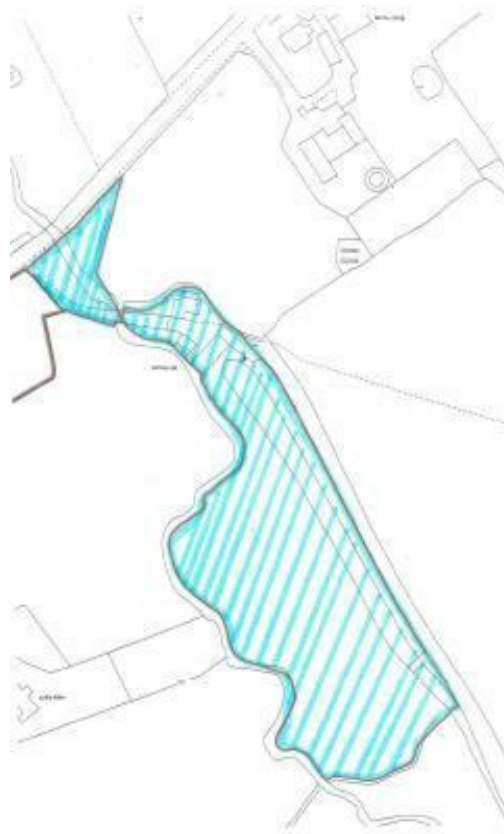
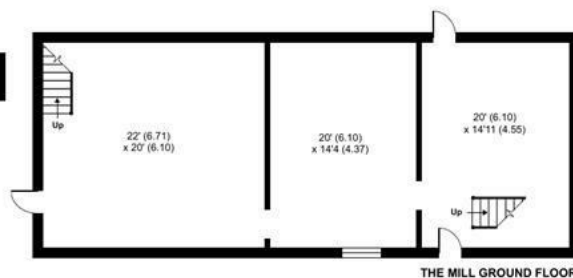
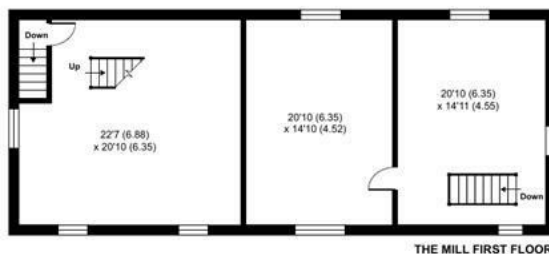
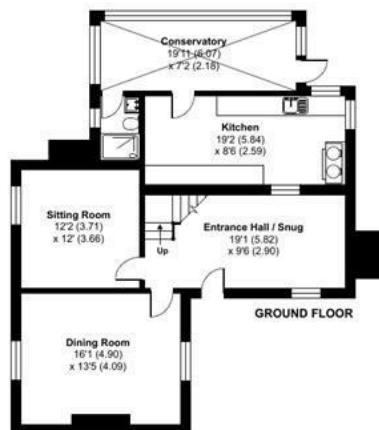
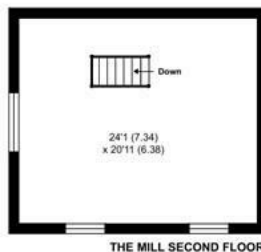
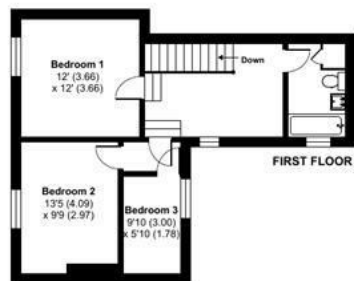
Stoke Lacy, Bromyard, HR7

Approximate Area = 1520 sq ft / 141.2 sq m

The Mill = 2725 sq ft / 253.1 sq m

Total = 4245 sq ft / 394.3 sq m

For identification only - Not to scale



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- **Grade II listed former mill, first time on the market in 56 years**
- **Adjacent former 3 bed miller's cottage offering scope for updating and renovation**
- **Approx. 4 acres TBV including gardens, woodland and paddock**
- **Wildlife haven with no chemicals used on the land in over 50 years**
- **Historic three-storey mill with original features, ripe for conversion (STP)**
- **Of interest to individuals, developers, investors. 4 miles Bromyard, 10 miles Hereford**
- **Suitable for multigenerational living, homeworking or tourism possibilities (STP)**
- **Full fibre broadband, mains electricity and water, private drainage. Woodburner and solid fuel Rayburn also providing for central heating**
- **Bordered by river/stream, open views over adjoining countryside, ancient woodland**
- **For sale by informal tender – closing date for tenders Friday 27th June at 13:00 hrs**

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PLEASE CONTACT OUR
OFFICE TO ARRANGE ON
01432 278278**