

BARN & LAND AT COEDMORE LANE

ALLENSMORE | HEREFORD | HEREFORDSHIRE



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A SUPERB OPPORTUNITY TO ACQUIRE AN EXCELLENT BLOCK BUILT BARN WITH PLANNING CONSENT FOR CONVERSION TO AN IMPRESSIVE MODERN TWO-BEDROOM COUNTRY RESIDENCE SET WITHIN 2.18 ACRES OF Paddock WITHIN THE GLORIOUS HEREFORDSHIRE COUNTRYSIDE.

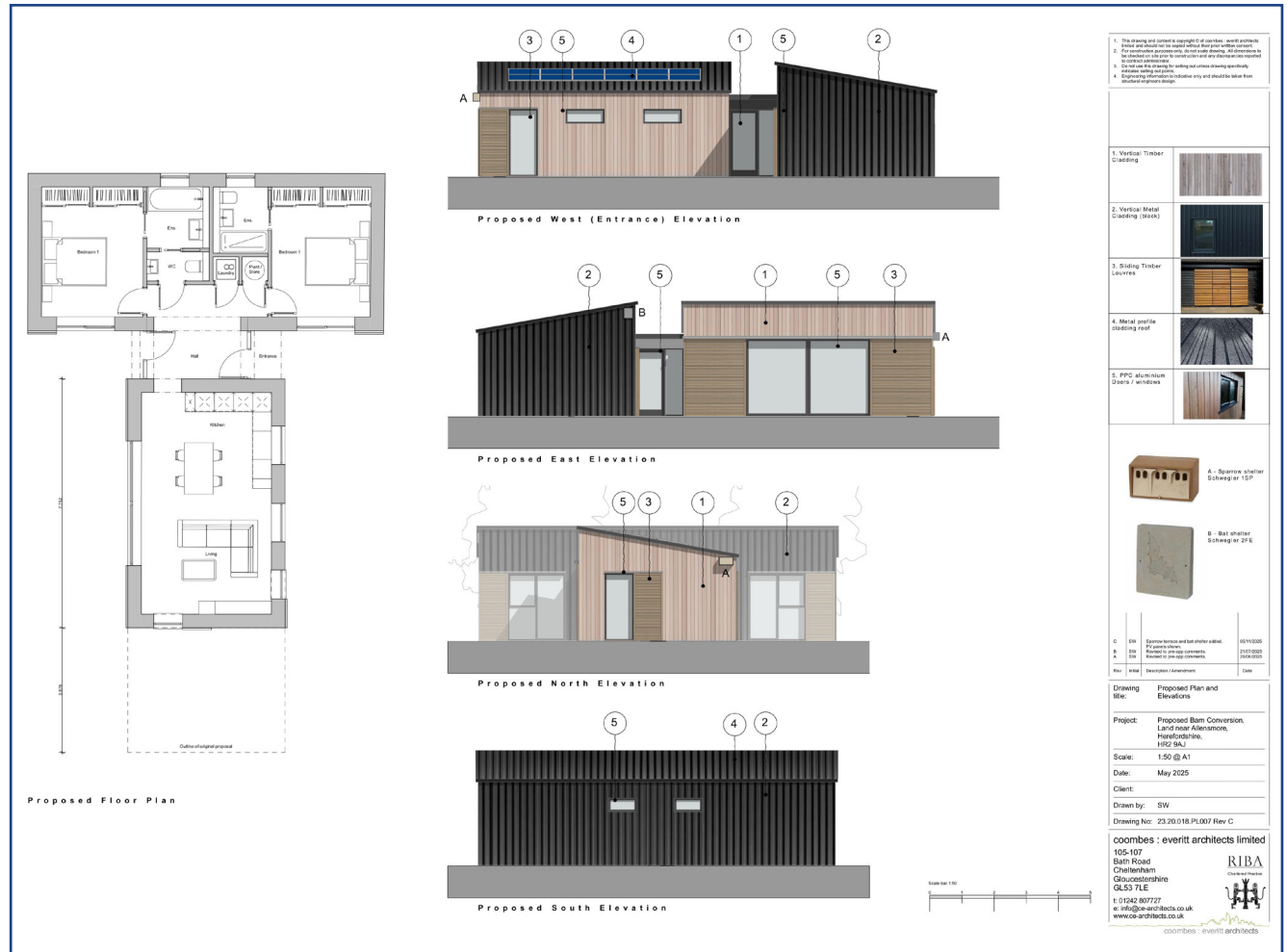
The property is within a short drive of the historic village of Allensmore and the A465 offering superb accessibility to the A49 and the City of Hereford.

- Superb location and position within open countryside •
- Secluded rural location close to Allensmore •
- Detached traditional block built barn •
- Planning consent for conversion to a modern detached two-bedroom residence •
- Located in the historic settlement of Allensmore, close to the City of Hereford and with good accessibility to the towns of Abergavenny, Ross-on-Wye and Monmouth •
- Spacious plot and garden curtilage and level 2.18 acre paddock •
 - Natural Water supply in the form of a capped well •
- Extending in total to approximately 2.18 acres (0.88 hectares) •

DISTANCES

Allensmore 1.7 miles • Hereford 5.6 miles • Ross-on-Wye 14.3 miles
 Monmouth 16.7 miles • Abergavenny 18.8 miles • Gloucester 31.6 miles
 Newport 37.6 miles • Cheltenham 39.1 miles • Cardiff 48.5 miles
 Bristol 64.6 miles • London 144 miles
 Hereford Railway Station 6.1 miles
 Abergavenny Railway Station 19.5 miles
 Newport Railway Station 37.3 miles • Cardiff Airport 62.2 miles
 Bristol Airport 69.2 miles • London Heathrow Airport 130 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Barn and Land at Allensmore enjoys a desirable and accessible location in open countryside positioned on the north-eastern side of Coedmore Lane, close to the A465, within the settlement of Allensmore. The property benefits from a tranquil setting with countryside views and good access with a bus stop at the A465 end of Coedmore Lane.

The village of Allensmore offers an excellent range of local amenities including Allensmore Nurseries, St Andrew's C of E Church, Allensmore Village Hall, The Three Horseshoes Public House and Inn, Post Office and Locks Garage and Filling Station with Londis shop. There is also Clehonger C of E Primary School just 2.5 miles away.

The cathedral city of Hereford is just 5.6 miles to the north-east and boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.

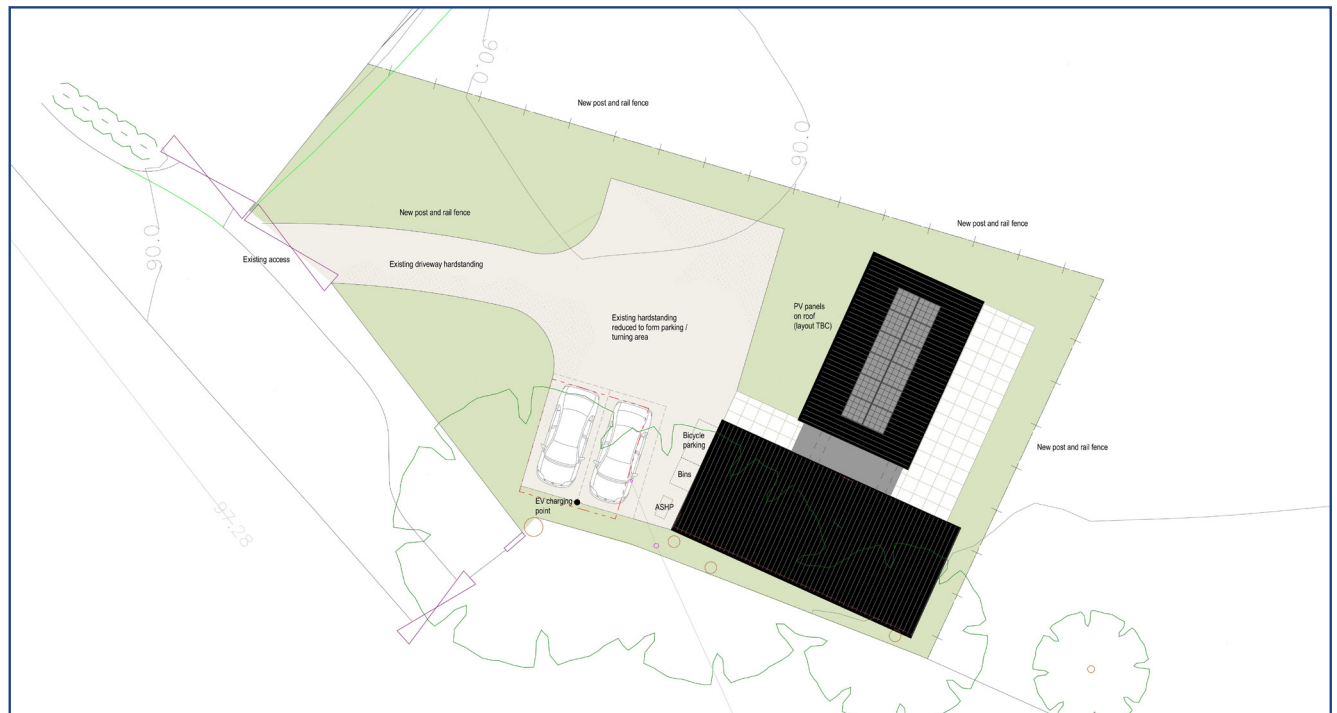
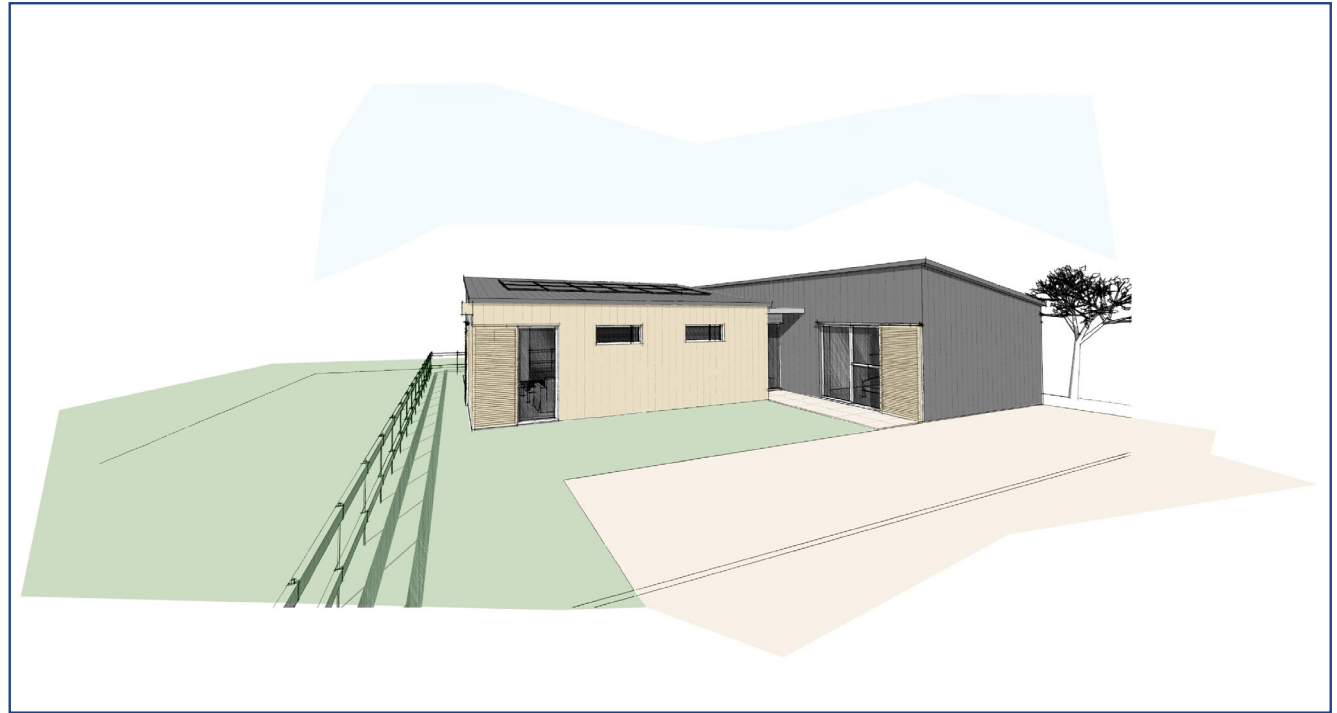
Ross-on-Wye is a market town overlooking the River Wye and within the Wye Valley National Landscape known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafés, restaurants, primary and secondary schools and leisure activities. Ross also houses two GP surgeries and a local community hospital. There is an abundance of spectacular wooded riverside walking routes nearby, including the Town and Country Trail, Chase Woods and the John Kyrle circular walk, taking in fields, views and the River Wye.

DESCRIPTION

From the eastern side of the A465 the property is accessed via Coedmore Lane, positioned on the northern side of the lane after the railway bridge with gated access direct into the property. Adjacent to the gateway on the lane is a useful parking bay. The property comprises a regular shaped level field enclosure of pasture paddock. Close to the gateway is a hard standing area with the barn. The barn features block and boarded elevations under a monopitched fibre cement roof. There is also an additional small monopitched fully enclosed building adjacent. The barn has planning consent for conversion to a two-bedroom residence and is set within a generous curtilage within a regular sized rectangular paddock providing a perfect setting for a rural family home.

The development will provide a charming modern barn conversion with reception hall, open plan sitting room, kitchen and dining room, laundry and plant store, Jack and Jill cloakroom and two double bedrooms with ensuite bathrooms. Externally, the residential curtilage will offer a parking area to the west of the barn with ample parking and two designated spaces. There will be an outside decking/patio area on the eastern side of the property providing an excellent space for al-fresco dining. The residential curtilage then looks out onto the level paddock with natural water supply from a stream and capped well, appealing to anyone with equestrian or pedigree stock interests.

The property extends in total to approximately 2.18 acres (0.88 hectares).



PLANING INFORMATION

Planning consent has been achieved under Planning Application Reference P253247/F (253247) dated 20th March 2026 for "Conversion of an agricultural barn to a dwelling, extension of the building, change of use of land for associated residential use and ancillary works". Planning must be commenced within five years of the date of consent.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Herefordshire Council's Planning Application Search portal using the above planning application reference.

KEY INFORMATION

Services: No services are directly connected but a mains electricity pole is within the freehold of the property and mains water is close by in Coedmore Lane. There is the possibility of a private water supply in the form of a well on site which has been capped. Private drainage will be to a treatment plant.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Herefordshire Council. Telephone 01432 260000.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Sale Method: The property is offered for sale by Private Treaty.

Viewings: Strictly by appointment with Powells – 01600 714140.

Directions: From the Ross Road at Hereford proceed west onto Belmont Road for 1.11 miles. At the roundabout take the second exit proceeding straight onto the A465 in the direction of Abergavenny. Continue on the A465 for 3 miles then turn left onto Coedmore Lane. Proceed for 0.6 miles crossing over the railway bridge and the gateway to the land will be on your left hand side.

Please note the Post Code will not take you to the exact address.

WHAT3WORDS

 committed.cemented.foiled

Planning Consent: The Planning Consent secured upon the Development Site has been achieved by McLoughlin Planning.

Telephone 01242 895008 | <https://mplanning.co.uk>

Technical Design and Architectural Work: Technical Design and Architectural Work has been undertaken by Coombes Everitt Architects Limited.

Telephone 01242 807727 | <https://ce-architects.co.uk/>



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