



**Replacement Dwelling and Barn for Conversion set in 17.56 acres**

Tuck Mill Barn, Tuck Mill Lane, Marstow, HR9 6EH

 **Sunderlands**  
Residential Rural Commercial



## Tuck Mill Barn Tuck Mill Lane Marstow HR9 6EH

### Summary of features:

- Barn with lapsed planning consent for a substantial **4-bedroom** dwelling
- Chalet with planning consent for a replacement **2-bedroom** dwelling
- Set in approximately **17.56 acres**
- Pasture land and woodland
- Conveniently located with good accessibility to the wider area
- Situated in the Wye Valley
- Proposed separate driveway to the replacement dwelling

**Guide Price £480,000**

Ref: Peter Kirby & Tara Boulton

Ross-on-Wye 6.5 Miles | Monmouth 6.0 Miles  
Gloucester 23.1 Miles | Hereford 15.2 Miles

### Situation:

Tuck Mill Barn is situated in the quaint rural parish of Marstow in south Herefordshire, set within the picturesque Wye Valley Area of Outstanding Natural Beauty. The property is positioned a short distance from Symonds Yat. There are a wide range of amenities available in the nearby Market Towns of Monmouth and Ross-on-Wye. The property is situated a short distance off the A40 providing ease of access to the wider area. The property is also within convenient reach of the Gloucestershire Border and Welsh Border. The property is encompassed by scenic countryside and enjoys a beautiful rural setting.

### Description:

Tuck Mill Barn offers a rare rural development opportunity. The property comprises an agricultural building with lapsed full planning consent for conversion to a four bedroomed detached residential dwelling and a separate chalet with planning consent for a replacement two bedroomed detached dwelling. The small holding is set in approximately 17.56 acres of sloping pasture and woodland. The mixed nature and topography of the land provides diverse scenery. The property presents an exciting opportunity to create multi-generational living within a delightful rural setting.



## Tuck Mill Barn:

The barn known as Tuck Mill Barn is a portal framed agricultural barn, constructed from a mixture of breeze blocks on the lower half and corrugated iron above, with a corrugated iron roof and is open on one side. The barn is located in a hollow in the landscape, behind a band of mature trees. The existing barn has lapsed full planning consent for conversion into a four-bed dwelling, with open plan kitchen/dining and living room and if reobtained would present a fantastic opportunity to create an expansive and elegant home.



## Proposed Barn Accommodation:

The proposed accommodation comprises:

### Open plan kitchen diner and living room

Large open plan dining and living room with large kitchen.

### Utility Room

With separate wet room

### Bedroom 4

Double bedroom

### Cupboard

Built in storage

### Cupboard

Built in storage

### Bathroom

Bath, wc, hand wash basin

### Bedroom 1

Double bedroom with ensuite and walk in wardrobe

### Bedroom 2

Double bedroom

### Bedroom 3

Double bedroom





## The Chalet:

There has been a chalet on the site since 1995, located at the end of the existing access track. It has a gross internal area of around 64sq.m and contains 2 bedrooms, a dressing area, living area and kitchen/dining area. The development proposes the erection of a 2/3 bed bungalow, with a kitchen/dining/living area. The proposed bungalow is a comparative size to the existing mobile home, but to ensure it sits more comfortably within the plot it has been rotated by 90 degrees. A parking and turning area are proposed to the front of the proposed bungalow.



## Proposed Bungalow Accommodation:

The proposed accommodation comprises:

### Open plan kitchen diner and living room

Large open plan dining and living room with large kitchen.

### Utility Room

With separate wet room

### Bedroom 1

Double bedroom with ensuite

### Bedroom 2

Double bedroom

### Cupboard

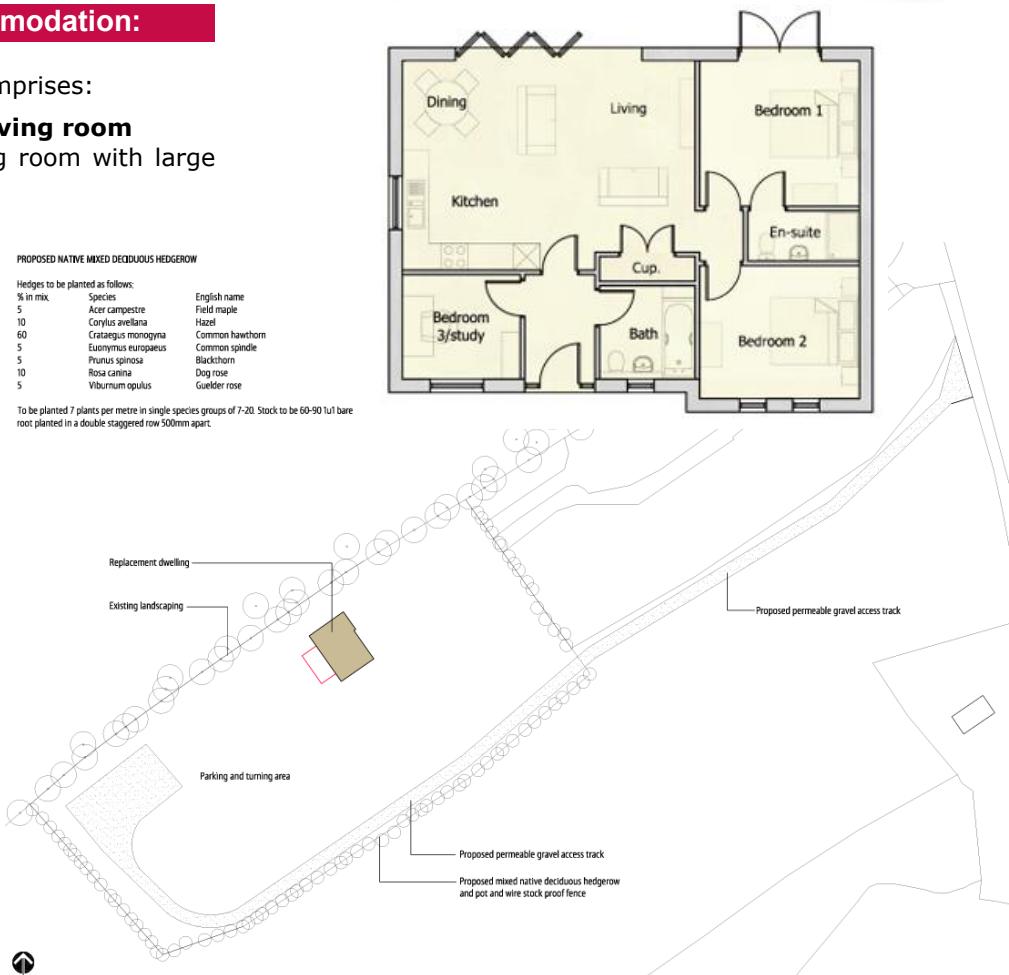
Built in storage

### Bathroom

Bath, wc, hand wash basin

### Study

Home office





## Planning:

Full Planning Consent was granted on 27<sup>th</sup> January 2023 for the conversion of the existing farm building into a substantial four bedroomed detached residential dwelling. This consent has now lapsed. (Ref: 223325)

Full Planning Consent was granted on 11<sup>th</sup> March 2024 for the erection of single-storey two bedroomed replacement dwelling with new proposed access track. (Ref: 240003)

Further information and planning history available via Herefordshire Council's website.

## Access:

The property currently benefits from three vehicular access points, one to the buildings and two to the land. The planning consent for the replacement dwelling includes for a new separate vehicular access to the proposed dwelling.

## Tenure:

Freehold with vacant possession upon completion.

## Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. The Public Footpath that ran close to the barn has been diverted by Statutory Order across the land.

## Local Authority & Public Utilities:

**Herefordshire Council**, Plough Lane, HR4 0LE.

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

**National Grid**, Eco Park Road, Ludlow, SY8 1FN

## Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

## Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if owned, are included in the sale.

## Mode of Sale:

The property is for sale by Private Treaty. The properties may be available individually, further information available from the Agents.

## Council Tax Band:

Tuck Mill Chalet: Band A

## Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

## Viewing:

Strictly by appointment with the Agents:  
Peter Kirby (p.kirby@sunderlands.co.uk)  
Tara Boulton (t.boulton@sunderlands.co.uk)  
Tel: 01432 356161 (Option 3).

## Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty in relation to the property.

## Services:

We understand mains water and electricity are connected to the site and the existing chalet has oil-fired central heating with log burner. Please note: it is the buyers responsibility to satisfy themselves as to the availability of services.

## Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

## Directions:

From Ross-on-Wye, follow the A40 towards Monmouth for approximately 5 miles then exit the dual carriageway following the road back over the A40 onto the A4137. Drive for approximately half a mile on the A4137 then turn left just before the small bridge. Continue along the country lane for a few hundred yards and take the first turning left onto a small track and turn immediately right into Tuck Mill Farm. What3Words: ///tour.swoop.against

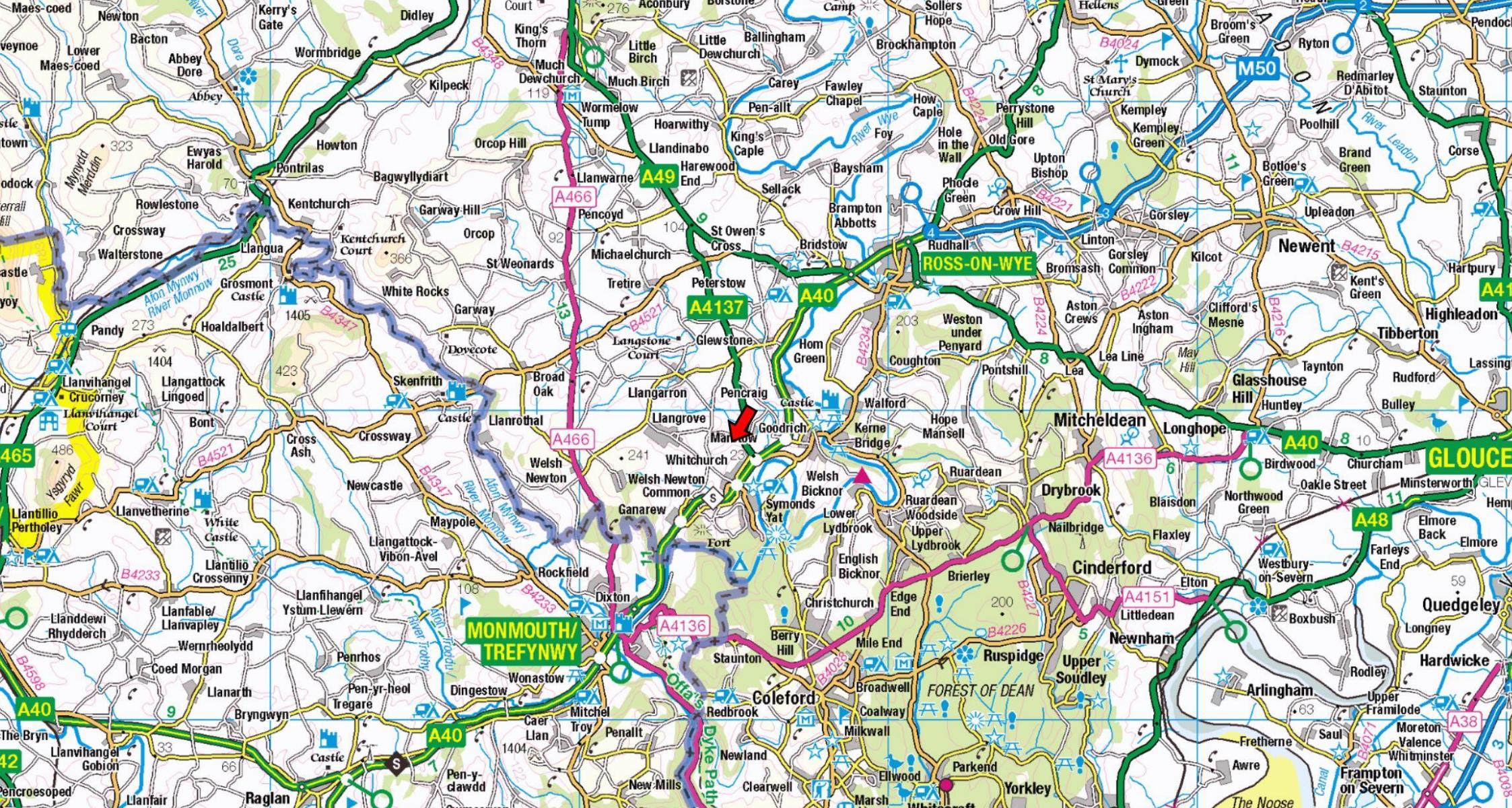












## Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

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