



## Barn for Conversion

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





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

**Summary of features:**

- Barn with lapsed planning consent for a substantial 4-bedroom dwelling
- Set in a large plot in a beautiful rural setting
- Conveniently located with good accessibility to the wider area
- Situated in the Wye Valley

**Guide Price £220,000**

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 spacious four bedroom detached residential dwelling.

The metal frame building is set in a large plot with its own private drive after an initial short length of shared access. Some further land may be available by separate negotiation.

Mains water and electricity are understood to be in close proximity.





## 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



Proposed Elevation A-A



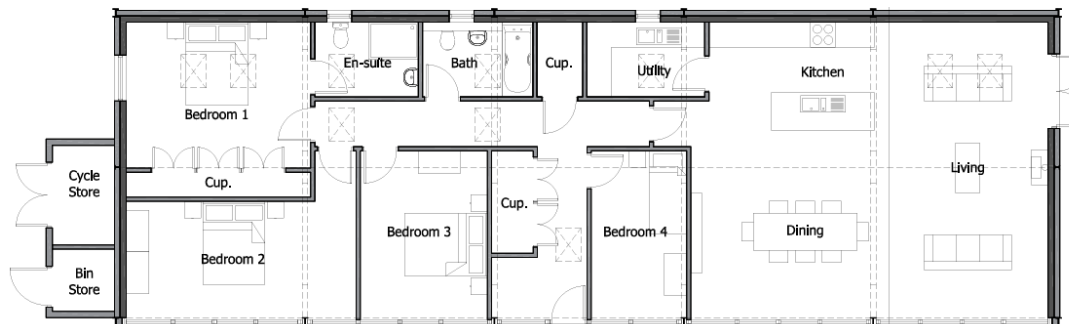
Proposed Elevation C-C



Proposed Elevation B-B

Proposed Elevation D-D

Section E-E









### 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).

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

### 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.

### 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. 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

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356 161

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay-on-Wye, Herefordshire, HR3 5BU

Tel: 01497 822 522

**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



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. Sunderland's 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.