



Replacement Dwelling at Tuck Mill Lane, Marstow, HR9 6EH





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Summary of features:

- Chalet with planning consent for a replacement 2-bedroom dwelling
- Set in a beautiful rural location
- Conveniently located with good accessibility to the wider area
- Situated in the Wye Valley
- Proposed separate driveway to the replacement dwelling

Guide Price £195,000

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 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:

A unique opportunity to create a modern home in the heart of the Wye Valley. Set within a peaceful rural setting, this property offers full planning consent to replace the long-standing chalet with a contemporary 2-3 bedroom bungalow. The approved design makes intelligent use of the plot, introducing a more efficient layout, improved orientation and a dedicated parking and turning area to enhance day-to-day convenience. With the planning approval already secured, the property provides a rare and ready opportunity for buyers seeking to build a well-designed home in an attractive rural location.



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

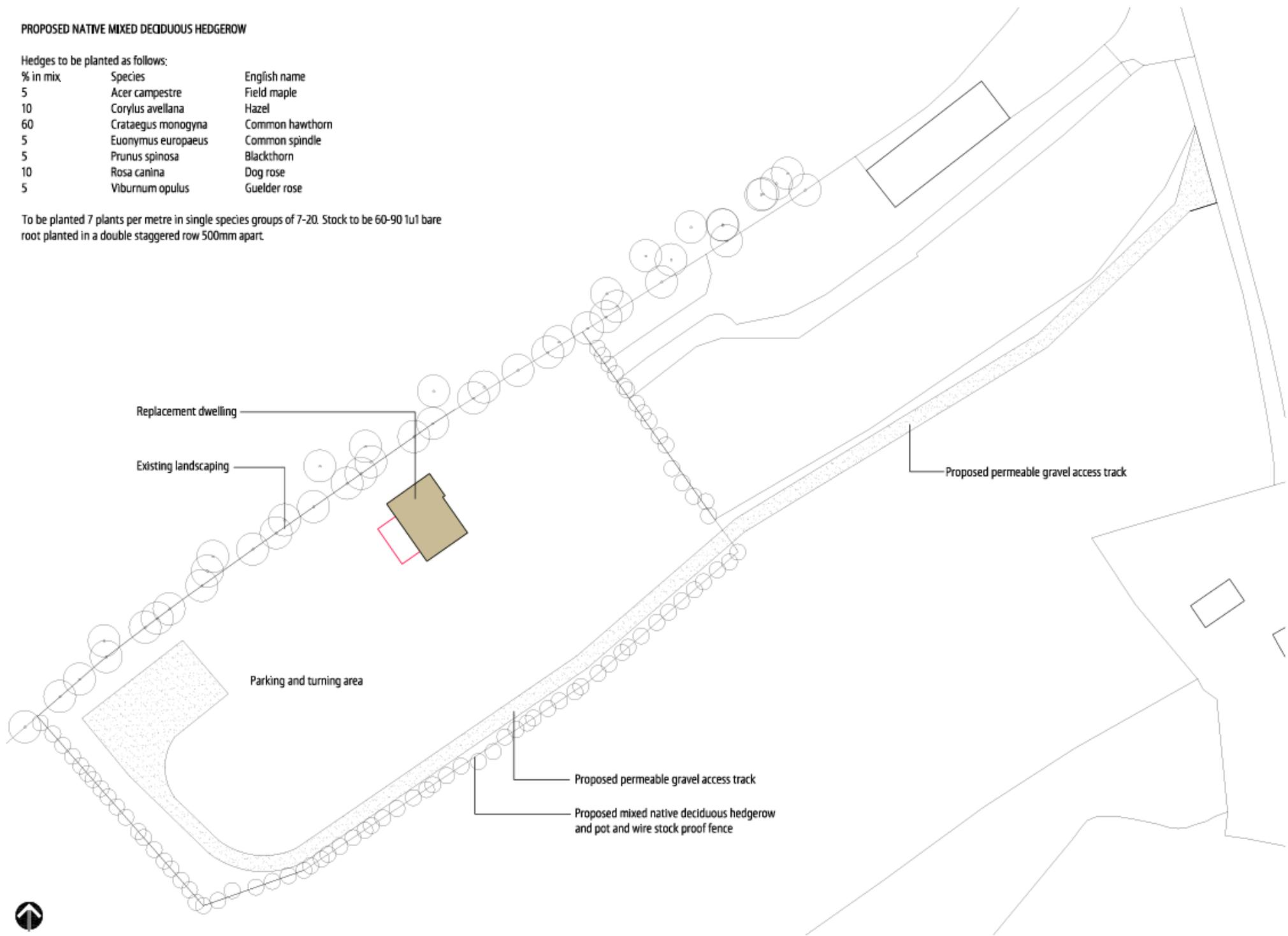


PROPOSED NATIVE MIXED DECIDUOUS HEDGEROW

Hedges to be planted as follows:

% in mix	Species	English name
5	<i>Acer campestre</i>	Field maple
10	<i>Corylus avellana</i>	Hazel
60	<i>Crataegus monogyna</i>	Common hawthorn
5	<i>Euonymus europaeus</i>	Common spindle
5	<i>Prunus spinosa</i>	Blackthorn
10	<i>Rosa canina</i>	Dog rose
5	<i>Viburnum opulus</i>	Guelder rose

To be planted 7 plants per metre in single species groups of 7-20. Stock to be 60-90 1u1 bare root planted in a double staggered row 500mm apart.



Planning:

Full Planning Consent was granted on 11th 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.

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

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 neighbouring plot and further land may also be available by separate negotiation, 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





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