



Two Brooks Barns Marlas, Hereford, HR2 9DS



**Sunderlands**  
Residential Rural Commercial



**Two Brooks Barns  
Marlas  
Hereford  
HR2 9DS**

**Summary of Features**

- Barns with Q-Class planning
- Proposed three bedroom accommodation
- 1.5 acres and views
- Rural location

**Asking Price £200,000**

Set along a no through vehicle track in rural south Herefordshire, a detached small range of barns with planning permission to convert into residential accommodation. Q-Class planning has been obtained on this part brick corrugated tin buildings with the proposed accommodation comprising Reception Hall, open plan Living Room, Kitchen, Cloakroom, Boot Room/Utility, three bedrooms, En-suite and family Bathroom. To the one side, a paddock extends to about 1.5 acres of sloping ground and there are some delightful views across surrounding countryside. Ideal for developers or buyers looking to create their own home.

**Situation**

Situated along the vehicle track in an elevated position in rural south Herefordshire in this small Hamlett of Marlas, less than a mile from the historic village of Kilpeck. Kilpeck has a pub and renowned church, with main facilities either in Hereford or Abergavenny. The Steiner Academy School at Much Dewchurch is about three miles away.

**Planning**

Change of use planning was obtained under Application #223761 on the 21st December 2022 to be completed within the period of three years of this date of approval for a 'prior approval' for the conversion of an existing Dutch barn and lean to barns attached to one larger dwelling house (class 3) and for associated operational development. Plans are available from the Agents or on the Herefordshire Council website of the proposed development.

**Services**

Mains electricity connected, water will need to be by a borehole or similar at the cost of the buyer. Private drainage with a scheme that will need to be approved by the council etc.

**Tenure**

Freehold

**Directions**

Proceed south out of Hereford on the Abergavenny Road (A465) for about six miles, taking the left hand turn signposted Kilpeck. Follow this road through the village of Kilpeck, passing the Kilpeck Inn then follow the signs towards Garway. After about half a mile take the left turn sign posted Marlas and follow the country lane bearing right at the fork after a further couple of hundred metres staying left and continuing up the track for a further couple of hundred metres where the barns can be seen on the right hand side.

**What3words**

///teach.marsh.mobile

**Agents Note**

Viewing by appointment only.

**Anti Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







**rightmove**  
find your happy

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



**RICS**



**Sunderlands  
Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

**Hay-on-Wye Branch**

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk  
**www.sunderlands.co.uk**

