



Two Brooks Barns Marlas, Hereford, HR2 9DS





**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

Planning consent for change of use was granted under Application No. 223761 on 21 December 2022. The consent allows for the conversion of an existing Dutch barn and attached lean-to barns into a single dwelling (Use Class C3), together with associated operational development. Plans and supporting documentation are available from the selling agents or can be viewed on the Herefordshire Council planning portal. The Local Planning Authority has subsequently confirmed that prior approval is no longer required as of April 2025.

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

Zoopa.co.uk
Smarter property search

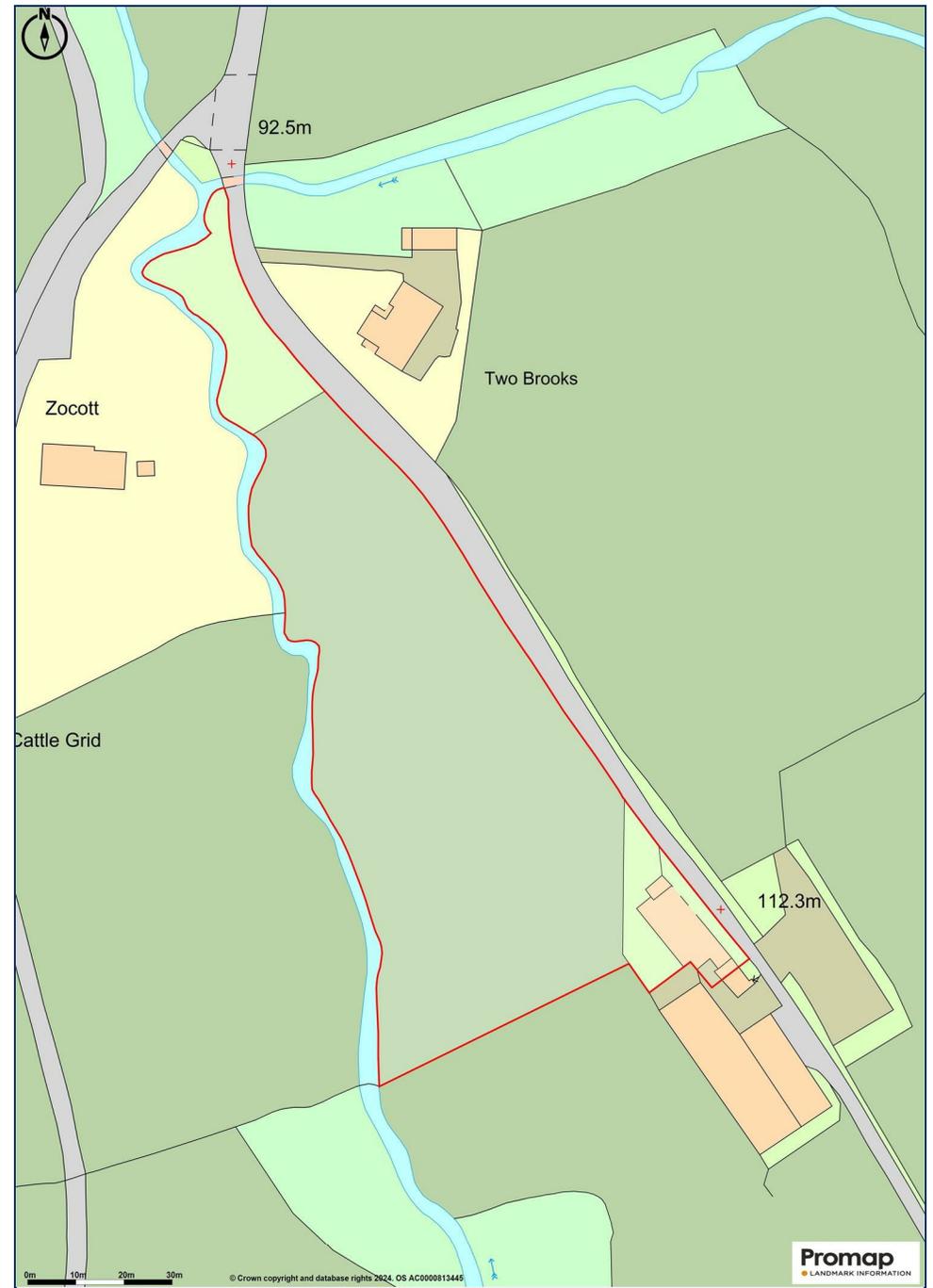


**Sunderlands
Hereford Branch**

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



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.