



Development Opportunity – 8 No. Barn Conversions

Lower Monkton Barns, St Weonards, Herefordshire, HR2 8PF



Sunderlands

Residential Rural Commercial



**Lower Monkton Barns
St Weonards
Herefordshire
HR2 8PF**

Summary of features:

- Full Planning Permission for 8 no. grade II listed barn conversions
- High specification design contemporary conversions
- Good access to the M4/M50
- Part completed development
- Situated in a popular village with excellent amenities
- Offering countryside living with good accessibility

For Sale by Private Treaty

Offers Invited

Situation:

Lower Monkton Barns are situated within a peaceful rural village setting in south Herefordshire, approximately 10 miles south-west of Hereford and close to the Monmouthshire border. The nearby village of St Weonards offers local amenities, including a primary school, church, village hall, and public house, with a wider range of shopping, leisure, and professional services available in Hereford and Ross-on-Wye. The site is accessed via quiet country lanes connecting to the A466 and A49, with convenient links to the M50 and M4 providing routes to the Midlands, South Wales, and beyond.

Description:

An exclusive development of Grade II listed agricultural barns. Comprising six historic structures with full planning and listed building consent for conversion into eight luxury residences, the scheme combines heritage architecture with high-quality contemporary design. Each home features carefully considered open-plan layouts that showcase original character alongside modern elements. The development offers a mix of single and multi-storey properties, with 2, 3, and 4-bedroom configurations, all benefitting from private gardens and outbuildings.



Proposed Accommodation:

Unit	Size (sq ft)	Bedrooms
Unit 1	1,642	3 Bed
Unit 2	1,478	3 Bed
Unit 3	1,376	3 Bed
Unit 4	1,921	4 Bed
Unit 5	980	2 Bed
Unit 6	963	2 Bed
Unit 7	832	2 Bed
Unit 8	742	2 Bed

Please note that the stated sizes are approximate floor areas.

Access:

The access is understood to be right of access over third party land.

Services:

Mains water and electricity are understood to be available for connection. Surface water and foul drainage arrangements to be implemented in line with the approved drainage strategy.

Planning:

The Local Planning Authority is Herefordshire Council. Planning consent has been established through a series of approvals, most notably on 23rd February 2022 under application references P202927/F and P202928/L, which granted permission for the subdivision and conversion of existing agricultural buildings to create a total of eight residential dwellings, together with associated internal and external alterations and increased garden curtilages. Subsequent approvals throughout 2024 confirmed variations of conditions and reserved matters, demonstrating that the development has progressed with continued support from the Local Planning Authority. The most recent applications, references 260839 and 260842, have now both been approved on 21st May 2026, granting planning permission and listed building consent respectively to regularise works and amend earlier consents in line with the development as built.

Part Completion:

The site is part complete, with the principal structural and conversion works undertaken across the eight units by LV Construction, and the development now requiring a programme of finishing and associated works prior to full completion.

Outstanding works are primarily internal, including wall linings, insulation, joinery, flooring and decorations, together with elements of roof detailing and final adjustments to certain plots.

In addition, external works remain to be carried out, including access and landscaping, drainage and services infrastructure, boundary treatments and general site completion items, alongside various minor remedial and specification works across the scheme.

Full cost information and detailed schedules of the outstanding works, together with projected estimates to complete, are available within the supporting information pack and can be provided upon request.

Information Pack:

An 'Information Pack' has been prepared that provides detailed information on planning, services, drawings and other reports. Access to the Information Pack can be provided upon request.

Boundaries:

The purchaser will be responsible for erecting and maintaining a pet and stockproof boundary around the site within three months of purchase.

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.

Money Laundering:

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Viewing:

Strictly by appointment with the Agents.

Tara Boulton (07824 552830)

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Directions:

What3Words: ///referral.prefect.index

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.

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 whatsoever in relation to the property.

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.



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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.