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Lower Monkton Barns

St Weonards, Herefordshire





Welcome to

Lower Monkton Barns

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

A unique opportunity to purchase an exclusive part completed development site with planning permission for eight contemporary yet characterful barn conversions situated in the beautiful Herefordshire countryside.





Description

An outstanding opportunity to acquire a residential development scheme of Grade II listed agricultural barns with full planning permission and Listed Building Consent for conversion into eight luxury homes. The scheme successfully combines the character and history of traditional farm buildings with high-quality contemporary design.

The development is already well progressed, with significant conversion works undertaken across the barns.

The approved designs have been thoughtfully prepared to showcase the unique architectural features of the historic buildings, including vaulted spaces, exposed timbers and original structural elements, whilst incorporating modern open-plan layouts suited to contemporary living.

The scheme will create a range of attractive single and two-storey dwellings, providing a balanced mix of 2, 3 and 4-bedroom homes designed to appeal to a broad section of the market.

Each residence benefits from its own private garden with exceptional countryside views.

The scheme is accessed from quiet country lanes across a private farm track.

The scheme offers a rare chance to acquire and complete a distinctive collection of eight high-quality countryside homes within an attractive historic farmstead setting.

A website has been created to showcase the scheme and can be found at:
<https://boobarns.co.uk/the-hamlet/>



Planning

The development falls within Herefordshire Local Planning Authority.

Planning permission for the development has been secured through a series of approvals, including the principal consents granted on 23 February 2022 under application references P202927/F and P202928/L. These approvals authorised the subdivision and conversion of the existing agricultural buildings to provide a total of eight residential dwellings, together with associated internal and external works and the enlargement of garden curtilages.

Further approvals obtained during 2024 approved variations of conditions and reserved matters submissions, reflecting the ongoing progression of the development with the continued support of the Local Planning Authority.

Most recently, application references P260839/F and P260842/L were approved on 21 May 2026, granting planning permission and listed building consent respectively. These consents regularise works undertaken on site and amend earlier permissions to align with the development in its current form.

Schedule of proposed accommodation:

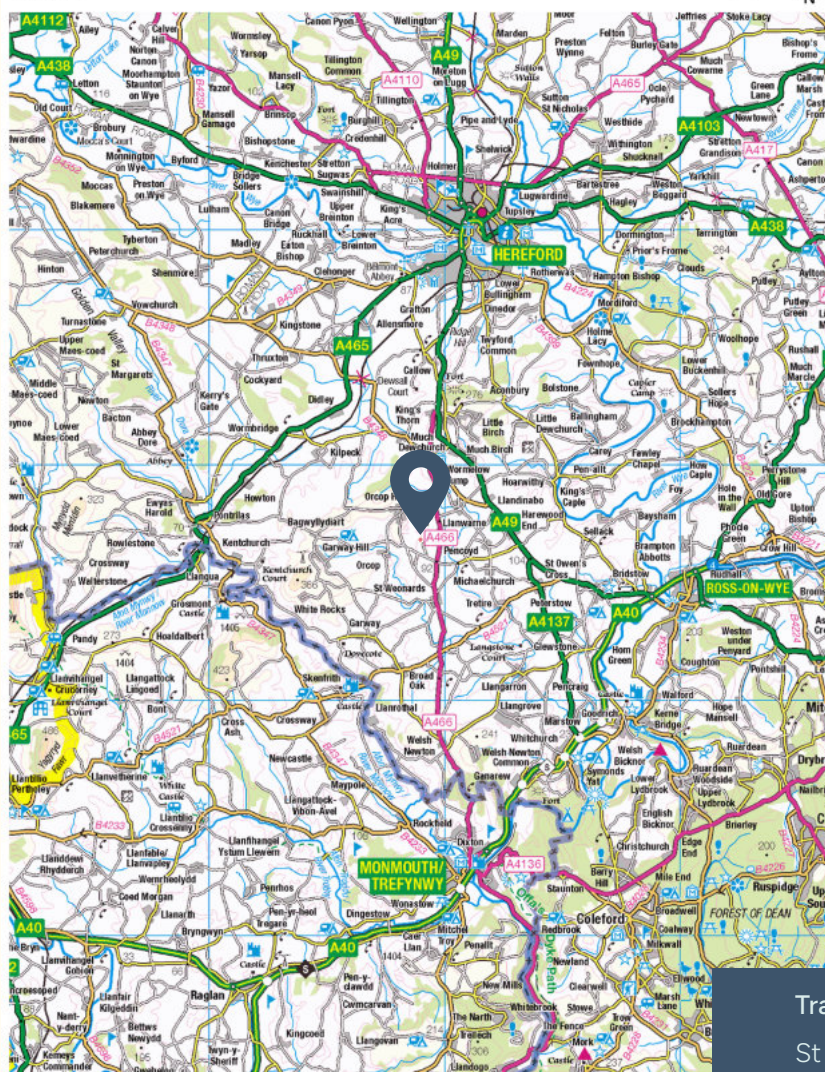
Unit No.	Type	Sq. M	Sq. Ft
1	3 Bedroom House	152.6	1,642
2	3 Bedroom House	172.2	1,853
3	3 Bedroom House	157.5	1,695
4	4 Bedroom House	233.0	2,506
5	2 Bedroom Bungalow	91.1	980
6	2 Bedroom Bungalow	89.5	963
7	2 Bedroom House	78.2	840
8	2 Bedroom Bungalow	67.3	724







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Situation

Lower Monkton Barns occupy an attractive rural position in south Herefordshire, nestled within rolling countryside. Located near the highly regarded village of St Weonards, the development benefits from a combination of peaceful rural living and convenient access to everyday services.

St Weonards provides a range of local amenities including a primary school, village hall, church and popular public house, whilst the market towns of Ross-on-Wye and Monmouth offer a wider selection of shopping, leisure and professional services. The cathedral city of Hereford lies approximately 10 miles to the north-east and provides extensive retail, educational and recreational facilities.

The property is well connected despite its rural setting, with access via a network of quiet country lanes linking to the A466 and A49. These routes provide convenient connections to the M50 and wider motorway network, allowing straightforward travel to the Midlands, South Wales and the South West.

Combining a picturesque countryside environment with excellent accessibility, Lower Monkton Barns offers an appealing location for those seeking a high-quality rural lifestyle within reach of centres of employment and amenities.

Travel distances

St Weonards – 1.7 mile
Ross-on-Wye – 7.9 miles
Hereford – 8.9 miles
Monmouth – 9.4 miles

Nearest stations

Hereford – 10 miles
Ledbury – 21 miles

Nearest airports

Bristol – 60 miles
Birmingham – 74 miles

Access

The property is understood to have a full right of access over third-party land including the right to connect to services.

This right of access is shown cross hatched blue overleaf.

Services

The purchaser is responsible for establishing the cost for the connection of the appropriate services/utilities to the property.

We understand that mains electricity has been connected as far as a distribution board in the courtyard and that mains water is available with a temporary supply already in place.

Surface water and foul drainage arrangements are to be implemented in line with the approved drainage strategy which can be made available on request.

The intention is that internet will be supplied via Starlink, a quote has been obtained and there is approval for the dish to be located on the site but it has not been installed.

The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps (data taken from checker.ofcom.org.uk on 05/08/2026). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 05/08/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

Part Completion

The site is partially complete, with the principal structural and conversion works to the eight units having been undertaken by LV Construction. The development now requires a programme of finishing and associated works before full completion.

Outstanding works are primarily internal and include wall linings, insulation, joinery, flooring and decorations, together with elements of roof detailing and final adjustments to certain plots. External works also remain, including access and landscaping, drainage and service infrastructure, boundary treatments and general site completion items, alongside various minor remedial and specification works across the scheme.

Data Room

A Data Room has been prepared and includes detailed information on planning, services, drawings and other reports. Access to the data room will be provided upon request to the selling agents.

Tenure and possession

The property is owned freehold and registered with the Land Registry under title number HE68006.

Method of sale

The property is offered for sale by Private Treaty method. However the vendor reserves the right to conclude the sale by an alternative method if required.

Local Authority

Herefordshire Council

Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Planning

The selling agents will not provide advice/guidance on the planning history for the property/land. Interested parties are advised to make their own investigations. It is assumed that enquiries have been satisfied, prior to an offer being made.

Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through Fisher German LLP. Interested parties are not permitted to enter upon the site without prior arrangement.

01905 726220

worcesteragency@fishergerman.co.uk

Joint Agent

The property is marketed in collaboration with Watling Real Estate, 75 - 77 Colmore Row, Birmingham, B3 2AP
0121 392 2422

Health and Safety

Prospective purchasers view the property entirely at their own risk. The site is a building site and may contain hazards associated with ongoing construction works. Access is strictly by prior appointment, and viewers must take appropriate care at all times. Neither the vendor nor the selling agents accept responsibility for any injury, loss or damage sustained while on site.

Directions

Postcode – HR2 8PF

what3words – ///loyal.wobbling.seducing



Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2026. Photographs dated July 2026.



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Jack Tyler

01905 726220

worcesteragency@fishergerman.co.uk

Wil Kerton

01905 726220

worcesteragency@fishergerman.co.uk

Or contact our joint agents:

Chris Davies

07949 375722

chris.davies@watling.com

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