



Lower Monkton Barns St Weonards, Hereford, HR2 8PF



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

Summary of Features

**Realistic Offers**  
**Considered £2,995,000**

### Summary

The development comprises the conversion of six magnificent, traditional Grade II listed agricultural barns into a beautiful hamlet of eight modern residential dwellings offering an elegant juxtaposition of the ancient and the new-see CGI's- located in an attractive rural setting moments from the village of St Weonards. The scheme represents a grand restoration project, carefully designed to retain the architectural character of the historic barns while delivering desirable contemporary homes.

Importantly, the site benefits from full planning consent meaning a purchaser avoids planning risk and early mobilisation, and works in some barns are well progressed which has involved a significant amount of professional, technical, and preparatory work so there is a clear route to practical completion.

Due to funding (full details will be provided to interested parties) the developer is seeking a quick sale and is open to offers, with particular emphasis on speed, certainty, and straightforward execution. As such, the opportunity may appeal to developers or investors looking to acquire a progressed, consented scheme at an attractive level relative to its end value.

There is also a beautiful sales off-plan sales website that is best viewed using Chrome on your desktop or laptop - <https://boobarns.co.uk/> The delivery date on the website needs to be updated.

Please click on the link to see facsimile CGI's of the gorgeous interiors and exterior- [https://www.dropbox.com/scl/fo/d20077vg\\_zomdw?rlkey=awioqka4m3tmkjl5hb9grscv&e=3&st](https://www.dropbox.com/scl/fo/d20077vg_zomdw?rlkey=awioqka4m3tmkjl5hb9grscv&e=3&st)

If this opportunity may be of interest, please contact Tara Boulton ([t.boulton@sunderlands.co.uk](mailto:t.boulton@sunderlands.co.uk))

### Viewings

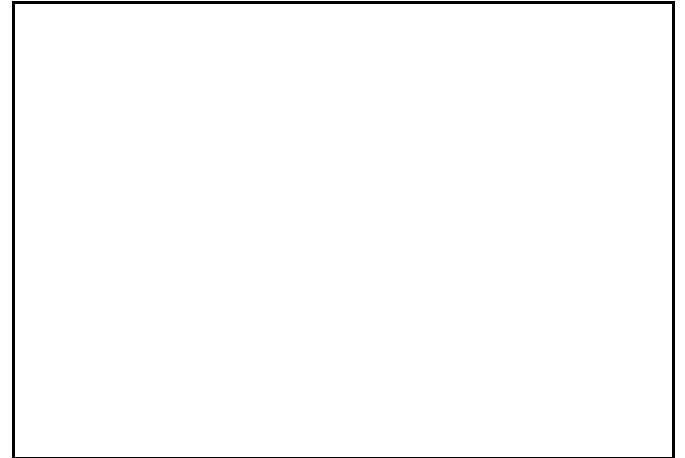
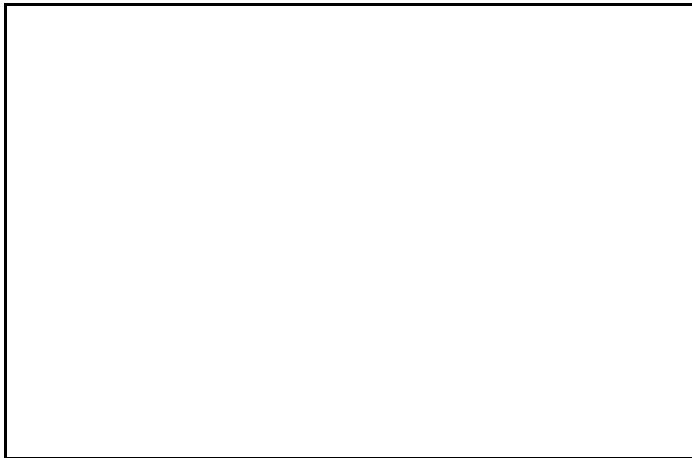
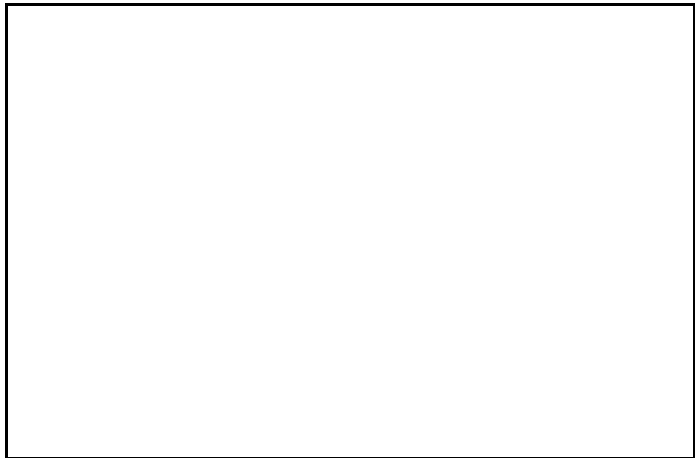
Strictly by appointment with the agent.

### Further Information

Further information, including planning documentation, current site status, and commercial background, can be made available to genuinely interested parties following an initial discussion.

### Tenure

Freehold



## Directions

rightmove  
find your happy

Zoopla.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](mailto: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](mailto:hay@sunderlands.co.uk)

[www.sunderlands.co.uk](http://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.