

<p><b>4181</b> The Studio, Little Heath, Leysters, Leominster</p>	<p>McCartneys (Kington) (01544) 230316</p>	<p>[Development Opportunity ] Detached building with exterior sheet cladding to roof and sides, with potential for commercial use subject to obtaining necessary planning consents. The building has windows to the front and side, with part glazed doors to the front and side, with electricity points and a woodburning stove. There is mains electricity with water and drainage provided.</p>
<p>Min 37.7 (406)</p>	<p>Max 37.7 (406)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	
<p><b>3630</b> Heath Farm Clungunford, Craven Arms</p>	<p>McCartneys (Kington) (01544) 230316</p>	<p>[Development Opportunity ] Two traditional rural barns of timber and brick construction under slate and corrugated iron roofs. Suitable for conversion to rural business use subject to planning. Building 1 20x30ft and building 2 15 x 30ft. Water and electricity on site and parking available.</p>
<p>Min 41.81 (450)</p>	<p>Max 97.55 (1050)</p>	<p>SqM (SqFt)</p>
<p>Leasehold Freehold</p>	<p>Negotiable Negotiable</p>	
<p><b>4418</b> Farm Buildings, Upper Brinsop, Hereford</p>	<p>Arkwright Owens (01432) 267213</p>	<p>[Development Opportunity ] A range of agricultural buildings suitable for use as storage or conversion to office or industrial uses subject to planning permission. The buildings are set in a total site area of 1 1/2 acres and the yard is available to let as a whole or separated in portions by agreement.</p>
<p>Min 60.7 (653)</p>	<p>Max 1868.7 (20115)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	
<p><b>4246</b> Stone and Timber Barn, Titley Court, Titley, Kington</p>	<p>Balfours (01588) 673314</p>	<p>[Development Opportunity ] Two traditional farm buildings available near Kington suitable for office, workshop, light industrial or holiday letting purposes subject to planning. Stone Barn – Stone walls with a 3 sectioned roof of corrugated tin, plain tiles, slates. Single storey with 2.8m head height. Timber Barn – stone, timber and corrugated tin walls with a corrugated tin roof, 3m head height down to 1m in part. Water, electricity and car parking available at site. Stone Barn – 74m2 / 796ft2 Timber Barn – 98m2 / 1055ft2</p>
<p>Min 74 (797)</p>	<p>Max 172 (1851)</p>	<p>SqM (SqFt)</p>
<p>Leasehold 2000</p>	<p>Per Annum</p>	
<p><b>1622</b> Former Shop and Petrol Station, Kinnersley, Herefordshire</p>	<p>Peter Bishop 01544 327540</p>	<p>[Industrial/Warehouse or Development Opportunity ] Former shop and petrol filling station currently used for storage. Two units presently available without services. Some external storage potentially available on half acre site.</p>
<p>Min 88.26 (950)</p>	<p>Max 157.93 (1700)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	
<p><b>4106</b> Barns at Kingsland, Kingsland, Leominster</p>	<p>McCartneys (Kington) (01544) 230316</p>	<p>[Development Opportunity ] A traditional rural building. There are no mains services available. May be suitable for commercial use subject to planning permission.</p>
<p>Min 100 (1076)</p>	<p>Max 100 (1076)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	

<p><b>4338</b> Barn at Eyton, Eyton, Leominster</p>	<p>Balfours with Berringtons 01981 570727</p>	<p>[Development Opportunity ] Timber frame former threshing barn with adjoining stone built cowshed and hay loft. Maybe suitable for conversion to office, workshop or tourism use subject to gaining planning consent. Car parking available.</p>
<p>Min 108 (1163)</p>	<p>Max 108 (1163)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	
<p><b>4398</b> Barns at The Byletts, Pembridge, Leominster</p>	<p>John Amos &amp; Co 01568 610007</p>	<p>[Development Opportunity ] Two detached traditional rural barns situated on the outskirts of Pembridge with potential for commercial use, subject to gaining the necessary planning consents. Barn 1 is a timber framed building with timber cladding and a stone base under a tiled roof and extends to approximately 50 sq.m (538 sq.ft). The second building is of brick construction under a corrugated roof (61 sq.m/657 sq.ft). Electricity and water available nearby.</p>
<p>Min 111 (1195)</p>	<p>Max 111 (1195)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>On Application</p>	
<p><b>4005</b> Buildings at Mowley Farm, Titley, Kington</p>	<p>Balfours (01588) 673314</p>	<p>[Development Opportunity ] Three buildings suitable for storage or workshop use, subject to relevant planning permissions, available seperately if required. Pole Barn - 125 SqM Stone Barn suitable for lock up storage divided into 3 rooms - 186 SqM Portal Framed building on split levels - 440 SqM</p>
<p>Min 125 (1346)</p>	<p>Max 751 (8084)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	
<p><b>2653</b> Crump Oak, Pembridge, Leominster</p>	<p>Balfours (01588) 673314</p>	<p>[Development Opportunity ] Large range of timber framed traditional farm buildings envisaged to develop into 3 residential units with rural workshops or offices. Planning permission obtained, please contact agent to view plans. Internal developable area as existing - Unit 1, 162.25 sq m ground floor, 115.5 sq m first floor; Unit 2, 143 sq m, all on ground floor. To go with each unit, extensive views over open countryside, access via private drive off A480 approx 2 km south of Lyonshall. Ample parking places.</p>
<p>Min 143 (1539)</p>	<p>Max 420.75 (4529)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>On Application</p>	
<p><b>4444</b> Old Sheep Shed, Clifford, Hay-on-Wye, Herefordshire</p>	<p>McCartneys (Hay-on-Wye) 01497 821511</p>	<p>[Development Opportunity ] To let for commercial use, subject to planning permission, a detached timber and corrugated iron former sheep shed in a roadside location, opposite a working farmyard, a few hundred yards south of the centre of Clifford village. The property is a rectangular structure 26m (85'4") x 5.95m (19'6") with clear floor space and a series of relatively low A-frame trusses at approximately 2.1m (6'11") above floor level. There are three gated doors onto the road and also a gated entrance at the south western gable end.</p>
<p>Min 154.7 (1665)</p>	<p>Max 154.7 (1665)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>On Application</p>	
<p><b>2777</b> Broxwood, Pembridge, Leominster</p>	<p>Balfours (01588) 673314</p>	<p>[Development Opportunity ] Traditional farm buildings surplus to agricultural needs, approximately 3 miles from Lyonshall. Potentially suitable for commercial storage or conversion for commercial or residential use subject to planning consent. Mains water sub-metered, mains electricity subject to reconnection, soakaway drainage. Parking on site or in quadrangle of building.</p>
<p>Min 155 (1668)</p>	<p>Max 155 (1668)</p>	<p>SqM (SqFt)</p>
<p>Leasehold</p>	<p>Negotiable</p>	

<b>4330</b> Traditional Stone Building, Downton on the Rock, Ludlow	Christopher Lyons 01531 636321	[Development Opportunity ] A traditional stone building with potential for office, storage and workshop space subject to necessary planning consents.
Min 265.6 (2859)	Max 265.6 (2859)	SqM (SqFt)
Leasehold	On Application	

<b>3148</b> Marston, Pembridge	McCartneys (Kington) (01544) 230316	[Development Opportunity ] Traditional timber frame barns in need of renovation, with potential for commercial use only, subject to obtaining planning consent. Size shown for searching purposes only.
Min 278.71 (3000)	Max 464.51 (5000)	SqM (SqFt)
Leasehold	Negotiable	

<b>3879</b> Woodhampton Farm, Aymestrey, Leominster, Herefordshire	McCartneys (Kington) (01544) 230316	[Development Opportunity ] Traditional barns of timber and stone construction in need of renovation with potential for commercial use subject to obtaining planning consent.
Min 278.71 (3000)	Max 464.51 (5000)	SqM (SqFt)
Leasehold	On Application	

<b>2686</b> Whitney Court, Whitney on Wye, Herefordshire	Balfours (01588) 673314	[Development Opportunity ] Two sides of a covered courtyard - former carriage and stabling to Whitney Court. Currently divided into 4 loose boxes with hay loft above and 4 open stall type stables. Opportunities to develop existing yard and buildings for other purposes subject to planning permission. Targeted areas provide 191.1 sq m on the ground floor and 98.8 sq m on the 1st floor. Mains electricity, private water, septic tank drainage, adequate car parking.
Min 289.9 (3120)	Max 289.9 (3120)	SqM (SqFt)
Leasehold	On Application	

<b>4399</b> Tradition Buildings at Maund Court, Bodenham, Hereford	John Amos & Co 01568 610007	[Development Opportunity ] Traditional buildings situated on the outskirts of Bodenham of part brick/part stone construction under a tiled roof. The property is split into several units ranging from 621 sq.ft to 119 sq.ft, and has potential for commercial use which includes commercial storage, offices, workshops and holiday lets, subject to gaining the necessary planning consents. Mains water and electricity available.
Min 298 (3208)	Max 298 (3208)	SqM (SqFt)
Leasehold	On Application	

<b>4356</b> Ford Farm, Middleton on the Hill, Leominster	Nick Champion 01584 810555	[Development Opportunity ] Three detached redundant farmbuildings suitable for conversion for commercial usage, subject to planning as light industrial, craft workshops, offices, studios or holiday lets. Threshing barn - 109 SqM Threshing barn - 104 SqM Granary and stable - 93 SqM
Min 308 (3315)	Max 308 (3315)	SqM (SqFt)
Leasehold	Negotiable	

<p><b>4260</b> Redundant Farm Buildings, Downton on the Rock, Ludlow</p> <p>Min 343 (3692)</p> <p>Max 343 (3692)</p> <p>Leasehold</p>	<p>Christopher Lyons 01531 636321</p> <p>SqM (SqFt)</p> <p>On Application</p>	<p>[Development Opportunity ] Redundant farm red brick building with potential for office, storage and workshop space. Planning consent has been granted for B1 and B8 usage. Electricity, water and car parking available.</p>
<p><b>3682</b> Wooton Farm Barn &amp; Piggery, Wellington, Hereford</p> <p>Min 343.74 (3700)</p> <p>Max 343.74 (3700)</p> <p>Leasehold</p>	<p>Balfours (01588) 673314</p> <p>SqM (SqFt)</p> <p>On Application</p>	<p>[Industrial/Warehouse or Development Opportunity ] Grade 2 listed building with planning consent for conversion to office/workshop. Water and electricity.</p>
<p><b>4468</b> Farm Buildings, Near Weobley, Hereford</p> <p>Min 578 (6222)</p> <p>Max 578 (6222)</p> <p>Leasehold</p>	<p>Sunderlands &amp; Thompsons (01432) 356161</p> <p>SqM (SqFt)</p> <p>Negotiable</p>	<p>[Development Opportunity ] Range of traditional brick and stone farm buildings requiring conversion subject to planning. Approx 578M2, can be subdivided into smaller units. Mains electric, mains water and car parking available.</p>
<p><b>3031</b> Stretford Court, Monkland, Leominster</p> <p>Min 650.32 (7000)</p> <p>Max 650.32 (7000)</p> <p>Leasehold</p>	<p>RG and RB Williams 01989 567233</p> <p>SqM (SqFt)</p> <p>Negotiable</p>	<p>[Development Opportunity ] Range of redundant brick and slate barns which may be suitable for commercial use, subject to planning consent. Mains water and electricity on site. Car parking available.</p>
<p><b>3016</b> Stables Rhiwlas Farm, Titley, Kington</p> <p>Min 720 (7750)</p> <p>Max 720 (7750)</p> <p>Leasehold</p>	<p>Balfours (01588) 673314</p> <p>SqM (SqFt)</p> <p>Negotiable</p>	<p>[Development Opportunity ] Block of 5 stables, with brick frontage and timber framed hay loft above. South and east elevations open at top to hay loft. Slate roof. May be suitable for commercial use subject to planning consent. Approx 90m long by 8m deep. Water and electric available. Limited car parking.</p>
<p><b>2816</b> Dilwyn, Leominster, Herefordshire</p> <p>Min 789.67 (8500)</p> <p>Max 789.67 (8500)</p> <p>Leasehold</p>	<p>Sunderlands &amp; Thompsons (01432) 356161</p> <p>SqM (SqFt)</p> <p>Negotiable</p>	<p>[Development Opportunity ] Range of traditional barns suitable for commercial use subject to planning.</p>
<p><b>4342</b> Gilberts Farm Poultry Unit, Eyton, Leominster</p> <p>Min 962 (10355)</p> <p>Max 962 (10355)</p> <p>Leasehold</p>	<p>Balfours with Berringtons 01981 570727</p> <p>SqM (SqFt)</p> <p>Negotiable</p>	<p>[Development Opportunity or Industrial/Warehouse ] Timber frame and clad purpose built poultry unit with earth floor complete with drinker system, ventilation system, feeders and incinerator. Disused for several years. Maybe suitable for other rural industry use subject to gaining planning consent. Electric, water and car parking available.</p>

**4419**

Commercial and Agricultural  
Buildings, Downwood, Shobdon,  
Leominster

Arkwright Owens  
(01432) 267213

Min	Max	SqM (SqFt)
1460 (15715)	1460 (15715)	

Freehold      £950,000      Guide price

[Development Opportunity or Industrial/Warehouse ] Downwood comprises a collection of freehold light industrial buildings amounting to 1460 sqm of internal floor area including mezzanine and a three bedroomed house currently let on a AST as a manager's house. The land area includes some paddocks with an agricultural stock building, irrigation lake. The whole site extends to some 3.26 acres although excluded from this area are two other residential owner occupiers. There is a guide price of £950,000 with vacant possession, subject to contract.

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