

4044 Palma Court, Brookend Street, Ross-on-Wye	Jonathan Preece 01989 768 555	[Development Opportunity] For sale - town centre residential development site. Planning permission has been granted for 4 apartments, 8 x two bedroomed townhouses, 1 x three bedroomed townhouse and an A3 retail unit.
Min 0.16 (6)	Max 0.16 (6)	Acres (Hectares)
Freehold	495000	For Sale

1662 3 Serendipity House, Greytree Road, Ross-on-Wye	Jonathan Preece 01989 768 555	[Office or Development Opportunity] A ground floor office situated in a period building comprising approximately 115 sq. ft. plus WC facilities. The office would have potential to convert into a bedsit subject to obtaining the necessary planning consent. Serendipity House is in a visible location at the junction of major routes into Ross-on-Wye and is located close to Morrisons and a large public car park and is undergoing extensive external repair and redecoration. The property is available to purchase on a long leasehold basis - offers in excess of £30,000.
Min 10.7 (115)	Max 10.7 (115)	SqM (SqFt)
Leasehold	£30,000	Long Leasehold

2235 Hopes Ash Farm, Hope Mansell, Ross-on-Wye	Robert Davies 01989 750002	[Development Opportunity] Traditional farm building being converted into two workshop units. Unit 1 will be 43 SqM, Unit 2 will be 27 SqM with potential upper storey if required. Provisional completion date late 2009. Located within 5 miles of Ross-on-Wye with easy access to A40 and M50. Parking available
Min 27 (291)	Max 70 (753)	SqM (SqFt)
Leasehold	Negotiable	

4144 Barns at Foy Hall, Foy, Ross-on-Wye	Thomas Margrett 01989-750011	[Development Opportunity] Two period barns adjacent to Foy Hall. Barn 1 is approximately 750 SqFt. Barn 2 is approximately 450 SqFt. Suitable for development for commercial use subject to the relevant planning consents. Ample parking is available. Freehold or Leasehold terms to be agreed.
Min 41.80 (450)	Max 111.5 (1200)	SqM (SqFt)
Leasehold Freehold	Negotiable Negotiable	

3373 Glenside, Dorstone, Hereford	McCartneys (Kington) (01544) 230316	[Development Opportunity] A traditional rural building (stone barn) approx 15 X 30 ft. There are no mains services available or parking. May be suitable for commercial use subject to planning consent.
Min 41.81 (450)	Max 41.81 (450)	SqM (SqFt)
Leasehold	Negotiable	

3787 Barns, Parkside Farm, Welsh Newton, Ross-on-Wye, Monmouthshire	Bruton Knowles 01452 880144	[Development Opportunity] Two traditional brick and timber built buildings both located on Parkside Farm. The barns are marketed for commercial use subject to planning. Parkside Farm is located within the village of Welsh Newton.
Min 50 (538)	Max 50 (538)	SqM (SqFt)
Leasehold		

2997

Lee Bailey Farm, Lee Bailey,
Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Granary consisting of stone walls under a corrugated iron roof with potential for commercial development subject to planning consent. External size approx 9 x 7.2m.

Min	Max	
64 (689)	64 (689)	SqM (SqFt)

Leasehold Offers

3913

Llanafon Lodge, Dorstone,
Herefordshire

R Morgan
01981 550735

[Development Opportunity] Traditional stone barn 9.2m x 5.3m with two lean TO's on south elevation each approx 3.1m x 2.9m with potential for conversation to office, workshop or holiday letting, subject to planning consent. Water, electricity and car parking available.

Min	Max	
66.74 (718)	66.74 (718)	SqM (SqFt)

Leasehold Offers

3548

Redundant Farm Building Great
Walk Mill Farm, Ewyas Harold ,
Hereford

Nigel Ward & Co
01981 240140

[Development Opportunity] Stone built, two storey wain house, granary with side single storey extension if required. Electricity, water if required and car parking available. Approximate size 6 m x 12 m on two floors. Potential for conversion to small industrial workshops subject to obtaining necessary planning consents.

Min	Max	
72 (775)	72 (775)	SqM (SqFt)

Leasehold To be confirmed

2905

Sycamores Barn, Lea Bailey,
Ross-on-Wye

RG and RB Williams
01989 567233

[Development Opportunity] Period stone and brick barn with potential for conversion to office, workshop or holiday letting subject to planning consent. Mains water and electricity. Ample car parking.

Min	Max	
74.32 (800)	74.32 (800)	SqM (SqFt)

Leasehold Offers

3758

Barn, Dinedor Hill, Hereford

Arkwright Owens
(01432) 267213

[Development Opportunity] A redundant single storey stone and timber barn suitable for storage in an elevated rural location, In need of modernisation. Potential for other commercial uses e.g. offices or holiday let subject to planning permission. Current planning is for storage.

Min	Max	
74.32 (800)	74.32 (800)	SqM (SqFt)

Leasehold On Application

2364

Carthage Farm, Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Redundant stone farm buildings with potential for development to commercial use subject to planning consent. Other buildings on site.

Min	Max	
80 (861)	138 (1485)	SqM (SqFt)

Freehold Negotiable

3330

Barn, near to Lodge Farm
Walterstone Common,
Rowlestone, Nr Pontrilas,
Herefordshire

Nigel Ward & Co
01981 240140

[Development Opportunity] Disused barn constructed of stone and timber under a corrugated roof. and in need of complete renovation. May be suitable for holiday let or business use subject to the necessary planning consents. Set in a field with no services connected.

Min	Max	
94 (1012)	94 (1012)	SqM (SqFt)

Leasehold On Application

3009	Thomas Margrett 01989-750011	[Development Opportunity] Timber framed barn on stone plinth providing approx 1200 sq ft over two storeys. Water, electricity and parking available. Potential for a range of commercial uses subject to planning consent.
Barn Pleck Farm, Welsh Newton, Nr Monmouth		
Min 111.48 (1200)	Max 111.48 (1200)	SqM (SqFt)
Leasehold	Offers	
Freehold	Offers	

3057	Thomas Margrett 01989-750011	[Development Opportunity] Brick and stone barn which may be suitable for commercial use subject to planning consent. Some car parking. Mains water and electricity on site.
Barn Little Giles Farm, Mill Lane, Near Newent		
Min 116.13 (1250)	Max 116.13 (1250)	SqM (SqFt)
Leasehold	Negotiable	
Freehold	Negotiable	

3045	James Spreckley 01432 761777	[Development Opportunity] Redundant period barn with potential for conversion to office, workshop or holiday letting purposes subject to planning consent. Mains water and electricity. Ample car parking.
Cornage Barn, Watery Lane, Lea Bailey, Ross-on-Wye		
Min 120 (1292)	Max 120 (1292)	SqM (SqFt)
Leasehold	Offers	

4079	RG and RB Williams 01989 567233	[Development Opportunity] Brick and slate single storey traditional barn with potential for conversation to office, workshop or holiday letting units subject to planning consent.
Barns at Crac'O'Hill Farm, Much Dewchurch, Hereford		
Min 120 (1292)	Max 120 (1292)	SqM (SqFt)
Leasehold		

3789	A M Jones 01600 750300	[Development Opportunity] 18th Century barn suitable for conversion to letting property, subject to planning. Private water supply. Mains electricity and telephone. Car parking available.
Barn at Parsonage Farm, Llanrothal, Monmouth, Herefordshire		
Min 125 (1346)	Max 125 (1346)	SqM (SqFt)
Freehold	£200,000	For Sale

3627	Thomas Margrett 01989-750011	[Development Opportunity] Stone built period building with road frontage. Electricity and water available. May be suitable for a variety of uses subject to gaining the appropriate planning permissions.
Glen Kerne Bishopswood, Ross- on-Wye		
Min 139.35 (1500)	Max 139.35 (1500)	SqM (SqFt)
Freehold	To be confirmed	

3725	RG and RB Williams 01989 567233	[Development Opportunity] Stone and corrugated iron traditional barn. Mains services and car parking available
Scotsford Barn, Old Ross Road, Whitchurch, Ross-on-Wye		
Min 139.35 (1500)	Max 139.35 (1500)	SqM (SqFt)
Leasehold	Offers	

2415

Barn Carthage Farm, Foy, Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Two storey period farm building with stone walls and slate roofs, with potential for development to commercial use subject to planning consent. One of several buildings on the site.

Min	Max	
146 (1572)	146 (1572)	SqM (SqFt)

Freehold To be confirmed

2762

Upper Rudhall Farm, Rudhall, Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Stone barn under tiled roof. May be suitable for conversion for offices or light industrial use, subject to planning permission. Ample parking.

Min	Max	
167.22 (1800)	167.22 (1800)	SqM (SqFt)

Leasehold Negotiable

2904

Cornage Barn, Watery Lane, Lea Bailey Hill, Ross-on-Wye

RG and RB Williams
01989 567233

[Development Opportunity] Period stone and brick barn with potential for conversion to office, workshop or holiday letting subject to planning consent. Mains water and electricity. Ample car parking.

Min	Max	
167.22 (1800)	167.22 (1800)	SqM (SqFt)

Leasehold Offers

2413

Single storey barn Carthage Farm, Foy, Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Single storey period farm building with stone walls and slate roofs, with potential for development to commercial use subject to planning consent. One of several buildings on the site.

Min	Max	
174 (1873)	174 (1873)	SqM (SqFt)

Freehold To be confirmed

2503

Adjacent to Treribble Bungalow, Three Ashes, Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Period farm building consisting of stone walls under a slate roof with potential for development subject to planning consent. Total size 1983 sq ft including leantos.

Min	Max	
184.22 (1983)	184.22 (1983)	SqM (SqFt)

Leasehold To be confirmed
Freehold To be confirmed

2522

Green Farm, Hope Mansel, Ross-on-Wye

Thomas Margrett
01989-750011

[Development Opportunity] Period farm building with potential for commercial use subject to planning consent.

Min	Max	
185.8 (2000)	185.8 (2000)	SqM (SqFt)

Freehold To be confirmed

2923

Daycroft Farm Barn, Walford, Ross-on-Wye

RG and RB Williams
01989 567233

[Development Opportunity] Stone and slate barn with potential for conversion to office, workshop, holiday lettign, subject to planning permission. Mains water and electricity and parking.

Min	Max	
185.8 (2000)	185.8 (2000)	SqM (SqFt)

Leasehold Offers

<p>3905 Barns at Tump Farm, Llanrothal, Herefordshire</p>	<p>RG and RB Williams 01989 567233</p>	<p>[Development Opportunity] Stone barns with potential for conversion to office, workshop or holiday letting - subject to planning. Mains water and electricity available.</p>
<p>Min 185.8 (2000)</p> <p>Max 185.8 (2000)</p>	<p>SqM (SqFt)</p>	
<p>Leasehold</p>	<p>Offers</p>	
<p>3751 Barn at Upper House Farm, Walterstone, Pontrilas</p>	<p>Nigel Ward & Co 01981 240140</p>	<p>[Development Opportunity] Traditional timber framed and stone barn under a tiled roof and in need of renovation. Set in farmyard environment. Gross internal area 200sq.m approx. May be suitable for holiday let or business use subject to necessary planning consent. Approx 400 years old.</p>
<p>Min 200 (2153)</p> <p>Max 200 (2153)</p>	<p>SqM (SqFt)</p>	
<p>Leasehold</p>	<p>On Application On Application</p>	
<p>3498 Redundant Farm Buildings, Bolstone, Holme Lacy</p>	<p>Sunderlands & Thompsons (01432) 356161</p>	<p>[Development Opportunity] Two substantial listed barns suitable for storage / light industrial. Construction is timber frame / brick on strong plinth. Sizes: 2250 sqft and 2750 sq ft. Electricity, no water, no drainage.</p>
<p>Min 209.03 (2250)</p> <p>Max 255.48 (2750)</p>	<p>SqM (SqFt)</p>	
<p>Leasehold Freehold</p>	<p>To be confirmed To be confirmed</p>	
<p>4168 The Old Furnace, St Weonards, Ross-on-Wye</p>	<p>Savills (L&P) Ltd 01242 548020</p>	<p>[Development Opportunity] A former agricultural barn with planning consent for office conversions available on a long term conversion/improvement lease of 20 to 40 years. Other uses subject to necessary planning consent. Arranged over three floors, the property is serviced by water, drainage and electricity. Car parking is available.</p>
<p>Min 213.7 (2300)</p> <p>Max 213.7 (2300)</p>	<p>SqM (SqFt)</p>	
<p>Leasehold</p>	<p>Negotiable</p>	
<p>2726 Lower Pont Hendre Barns, Longtown, Hereford</p>	<p>Montague Harris & Co 01874 623200</p>	<p>[Development Opportunity] Barns used for agricultural purposes which have not been adapted, altered or renovated. Main walls in solid masonry with roof of pitched construction overlaid with stone tiles or slate. Situated adjacent to council-maintained roadway which passes through the village on the southern edge of Longtown. No services connected to barns but hard standing lies to both the front and rear of the barns. The barns offer approximately 223 sq m of accommodation on either one or two levels and may be suitable for conversion for commercial purposes - subject to planning permission.</p>
<p>Min 223 (2400)</p> <p>Max 223 (2400)</p>	<p>SqM (SqFt)</p>	
<p>Leasehold</p>	<p>On Application</p>	
<p>2977 Priory Farm, Pencraig, Ross-on-Wye</p>	<p>RG and RB Williams 01989 567233</p>	<p>[Development Opportunity] Period stone and slate buildings with potential for conversion to office, workshop or holiday letting units subject to planning. Mains water and electricity available. Ample car parking.</p>
<p>Min 232.26 (2500)</p> <p>Max 232.26 (2500)</p>	<p>SqM (SqFt)</p>	
<p>Leasehold</p>	<p>Offers</p>	

2978		RG and RB Williams 01989 567233	[Development Opportunity] Period stone and slate buildings with potential for conversion to office, workshop or holiday letting units subject to planning. Mains water and electricity available. Ample car parking.
Treberva Barn, Much Birch, Hereford			
Min	Max		
232.26 (2500)	232.26 (2500)	SqM (SqFt)	
Leasehold		Offers	

4189		John Goodwin 01531 634648	[Retail or Development Opportunity] A most attractive and distinctive Grade II listed building, charming inside and out, situated in a popular and busy town centre location in Ross-on-Wye. Solid oak arched entrance door leads immediately into a generous 'L' shaped showroom, with stone flagged floor to front and woodblock parquet floor to rear, exposed beams, large sandstone inglenook feature fireplace and attractive oak staircase to first floor showroom. This room is an Elizabethan "Solar Room" with exposed beams and recently revealed paintings to them which we understand to be the original Tudor decorations. A further staircase to the second and top floor opens onto a further large showroom with multiple pitch ceiling and further exposed oak beams. The premises have been associated with the antiques trade since the 1960's, but its layout would lend itself to separation of one or both of the upper floors into alternative commercial uses or residential use, subject to the necessary planning controls. This could include a separate rear access via an improved and secluded rear courtyard.
23-24 Brookend Street, Ross-on-Wye			
Min	Max		
288 (3100)	288 (3100)	SqM (SqFt)	
Freehold	£340,000	Offers	

4202		RG and RB Williams 01989 567233	[Development Opportunity] A range of traditional stone, brick and tiled buildings at Oldstone Farm, Fownhope, suitable for conversion to commercial uses subject to obtaining the necessary planning consents. Mains electricity and water and parking available.
Buildings at Oldstone Farm, Fownhope, Hereford			
Min	Max		
325.2 (3500)	325.2 (3500)	SqM (SqFt)	
Leasehold		Negotiable	

2508		Sunderlands & Thompsons (01432) 356161	[Development Opportunity] An excellent range of traditional farm buildings occupying a convenient location just off the A465 Hereford to Abergavenny Road. Cobhall Barns offer approximately 4,000 sq ft of useable accommodation with potential for craft/rural workshops or holiday accommodation subject to planning consent. Mains water and electricity is on site but drainage would need to be provided by the proposed occupier.
Barns at Cobhall Court, Allensmore, Hereford			
Min	Max		
371.6 (4000)	371.6 (4000)	SqM (SqFt)	
Leasehold		Negotiable	
Freehold		Negotiable	

3749		RG and RB Williams 01989 567233	[Development Opportunity] Stone and slate barn of 371.6sq.m (4,000sq.ft). Mains services available and parking. May be suitable for commercial, holiday use, rural craft premises or rural office accommodation subject to planning consent.
Treberon, Pencoyd, Hereford			
Min	Max		
371.6 (4000)	371.6 (4000)	SqM (SqFt)	
Leasehold		Offers	

3043	RG and RB Williams 01989 567233	[Development Opportunity] Stone and slate barns with potential for conversion to office, workshop, holiday letting use - subject to planning consent. Mains water and electricity. Ample car parking.
Barns Llangarron Court, Llangarron, Ross-on-Wye		
Min	Max	
371.61 (4000)	371.61 (4000)	SqM (SqFt)
Leasehold	Offers	

2237	RK Thomas 01981 540257	[Development Opportunity or Industrial/Warehouse] Steel framed former agricultural building with Planning Permission for light industrial storage and caravan storage. (Cost per sq.ft is £2)
Units, Kiverknoll, Hereford		
Min	Max	
418.06 (4500)	418.06 (4500)	SqM (SqFt)
Leasehold	£21.53	Per sq.m

3740	Arkwright Owens (01432) 267213	[Development Opportunity] Range of stone barns suitable for a variety of commercial uses subject to planning. Within easy reach of both Hereford and Ross. Comprises several buildings - Open-fronted brick mono-pitch building - 4.99m x 5.23m (16'4" x 17'1"). Open-front part-brick/part block timber-framed mono-pitch building (used by pick-up) - 5.25m x 5.34m (17'2" x 17'6"). Black timber-framed ship-lap-boarded barn, part-flagstone floor/part -concrete floor - 4.92m x 14.19m (16'1" x 46'6"). Open-fronted cattle barn - 2.91m x 8.16m (9'6" x 26'9"). Open-fronted cattle-feeding barn - 4.14m x 7.82m (13'7" x 25'7"). Wood-chopping area - 3.08m x 5.18m (10'1" x 16'11"). Stone barn - 4.77m x 10.28m (15'7" x 33'8"). First Floor - 4.77m x 10.28m (15'7" x 33'8"). Former stable, concrete floor, timber casement window. Coal-shed - 3.22m x 1.57m (10'6" x 5'1"). Open-fronted room and ground floor office - 2.79m x 2.32m (9'1" x 7'7"). Open-fronted room with timber gable, ground floor - 4.53m x 7.49m (14'10" x 24'6"). Mono-pitch stable in two parts, with timber screen - 2.97m x 7.19m (9'8" x 23'7"). Lower room - 4.19m x 6.83m (13'8" x 22'4"). First floor, Office - 4.19m x 6.83m (13'8" x 22'4"). Room 2, at first floor level - 4.55m x 7.38m (15' x 24'). Ground floor - 4.55m x 7.38m (15' x 24') Total space is 450.91 sq.m (4854 sq.ft)
Barns, Newcroft Farm, Much Birch, Hereford		
Min	Max	
450.91 (4854)	450.91 (4854)	SqM (SqFt)
Leasehold	Negotiable	

3984	RG and RB Williams 01989 567233	[Development Opportunity] Range of stone and slate barns with potential for conversion to office, workshop or holiday letting - subject to planning permission. Mains water and electricity available with ample car parking.
Dewsall Court, Dewsall, Hereford		
Min	Max	
464.5 (5000)	464.5 (5000)	SqM (SqFt)
Leasehold	Negotiable	

3559 Former Poultry Houses, Poolspringe Farm, Llanwarne, Ross on Wye	Kendrick Planning 01989 730303	[Development Opportunity] A series of former poultry houses, which are redundant. Details to be confirmed.
Min 464.51 (5000)	Max 464.51 (5000)	SqM (SqFt)
Leasehold Freehold	Negotiable Negotiable	

3601 Barns at Oaklands Farm, Garway, Hereford	RG and RB Williams 01989 567233	[Development Opportunity] Stone and slate barns with potential for conversion to office, workshop, holiday letting, subject to planning. Mains water and electricity, plentiful car parking.
Min 464.51 (5000)	Max 464.51 (5000)	SqM (SqFt)
Leasehold	Offers	

3661 Buildings, Howle Hill, Ross on Wye	Sunderlands & Thompsons (01432) 356161	[Industrial/Warehouse or Development Opportunity] Large block of two storey traditional farm buildings, with the potential to be split into several units of varying size (to be confirmed). Mains electric and water available and car parking on site. Suitable for storage / light industry subject to planning.
Min 557.41 (6000)	Max 557.41 (6000)	SqM (SqFt)
Leasehold	To be confirmed	

3691 Detached Building, Eaton Bishop, Near Hereford	Sunderlands & Thompsons (01432) 356161	[Development Opportunity or Office] Detached building of modern block construction with yard area of approximately 600 sq.m. Approx gross external floor area of 138sq.m. Mains water, electricity and car parking available.
Min 606.28 (6526)	Max 606.28 (6526)	SqM (SqFt)
Leasehold	Negotiable	

2889 The Bollin Farm, Ross-on-Wye	James Spreckley 01432 761777 RG and RB Williams 01989 567233	[Development Opportunity] Large group of period stone and timber framed barns with potential for conversion to office, workshop or holiday letting units subject to planning. Mains water and electricity available. Ample car parking.
Min 700 (7535)	Max 700 (7535)	SqM (SqFt)
Leasehold	Offers	

3467 Barns at Bellamore Farm, Preston on Wye, Hereford	Sunderlands & Thompsons (01432) 356161	[Development Opportunity] Range of redundant farm buildings in rural location. Electricity close by.
Min 800 (8611)	Max 800 (8611)	SqM (SqFt)
Leasehold Freehold		

3606 The Granary Parsonage Farm, Llanrothal, Monmouth	A M Jones 01600 750300	[Development Opportunity] Converted barn with current planning for staff/holiday accommodation. Approximately 100sq.m over two floors comprising two bedrooms, living room and veranda and kitchen/diner. Stone built with pan tile roof. May be suitable for alternative uses subject to gaining the necessary planning permission. Car parking for two cars.
Min 1076 (11582)	Max 1076 (11582)	SqM (SqFt)
Freehold	On Application	

4169

Stone and Modern Barns,
Eccleswall Court, Bromsash,
Ross-on-Wye

Pughs
01531 631122

Min	Max	SqM (SqFt)
1466 (15780)	1466 (15780)	

Freehold

Offers Invited

[Development Opportunity] Stone and former tiled redundant farm buildings, steel portal framed building, with possible potential for light industrial / commercial or tourism use, subject to planning permission combined external floor area of 1,466m². There is a mains electric supply and mains water supply.

DESCRIPTION

A. A traditional stone former threshing barn under a corrugated steel roof with first floor to majority of building. Total floor area 275 m² (2,857 sq ft).

B. A split level single storey traditional range of buildings of stone under a slate roof. Total floor area 122 m² (1,312 sq ft)

C. A steel portal framed building and lean-to with fibre cement roof and valley gutter, total floor area 852 m² (9,166 sq ft)

D. A former corn store and lean-to with partial first floor, previously two storey of traditional stone under slate roof, ground floor area 217 m² (2,326 sq ft)
