



ARTY

RURAL CONVERSIONS

BARNS DONT EARN SITTING EMPTY, WE HELP WITH THAT

Wendover Farm underwent a transformation, beginning with the first phase of regeneration. This initial stage focused on repurposing a Crendon concrete-framed building into commercial storage units, laying the foundation for future development. With long-term plans in place to enhance the remaining structures, the project marked the start of a broader vision for the site's evolution.



ABOUT US

Our background in metal roofing and cladding gave us the skills to handle complex structures and solve practical challenges on site. Over time, that expertise shaped a bigger vision: barns and rural buildings are not derelict shells, but untapped assets with huge potential.

We specialise in converting concrete and steel barns into modern commercial spaces that generate income today and stand strong for future generations.

We manage the whole process, planning, finance, compliance, design, and construction and work with trusted partners to deliver a finished, income-generating asset.

With our in-house design team, we create architectural layouts and technical details that guide every project. Each conversion is tailored to the building's potential, the client's goals, and full compliance with structural and regulatory requirements.



OUR SERVICES

PLANNING & CONSULTANCY

All our drawings are done in-house, and we work closely with our consultants and partners to create masterplans that work. The aim is to find the best type of project to suit your building size, your land layout, and tenants type. This stage sets the foundations, making sure the conversion is practical, compliant, and has real long-term value.

FINANCE SOLUTIONS

If finance is needed, we can structure it. In many cases the build can be funded, then refinanced once the asset is complete and income-ready.

Because the value often jumps after conversion, this can leave the owner with little or no money tied in. The rent pays down the finance whilst also providing an income for the landowner.

CONSTRUCTION

We're contractors first. Roofing, cladding, asbestos removal, and barn conversion is our trade. Our proven system means efficient delivery, rapid turnaround, and fully compliant builds every single time. Every project is handled hands-on, with experienced teams who know these structures inside out and keep the whole process moving without delays.

TENNANTS & MANAGEMENT

An income-ready barn still needs the right tenant. Through our network and partners we can help find one that suits quiet, reliable, sustainable. Demand for small commercial units is high, and having the right tenant in place means the building starts working from day one. If management is needed, we can connect you with systems and services to keep it hands-off.

HOW IT WORKS

1

FREE DESKTOP QUOTE

We conduct a remote site assessment and provide an estimate based on the initial information.

2

ON-SITE SURVEY (£500)

We visit, inspect the building, and provide a full report including asbestos checks, cost breakdown, and project viability.

3

DESIGN + PLANNING

We deliver complete architectural and technical team clear, construction ready plans for precise execution.

4

BUILD PHASE

We transform the building efficiently, ensuring compliance, fire safety, and necessary structural upgrades with minimal disruption.

WHAT COULD YOUR BARN BECOME

Storage → Padel Court → Offices → Event Space → Mixed Use → Studio → Light Industrial

WHY CONVERT YOUR BUILDING?

Agricultural buildings are often overlooked, but with the right approach, they can become high-performing assets.



UNLOCK RENTAL INCOME

Turn a dormant structure into a reliable monthly revenue stream with strong yields.



STOP ONGOING LOSSES

An unused building drains income and opportunity—conversion transforms it into a valuable asset.



INCREASE ASSET VALUE

A converted, income-producing building is worth more than a vacant shell.



ACCESS LONG-TERM FINANCE

Converted and let, the building qualifies for commercial mortgages, enabling refinancing, equity release, or sale.

WHY CHOOSE ARTY?

We make barn conversions simple with a proven system and a complete product that takes barns from empty to income-generating assets.

- + A proven, compliant system tailored for concrete and steel structures
- + Fully aligned with structural engineering standards
- + One team, one contract, one point of contact, we handle everything
- + Experts in concrete-framed building conversions with our patent pending solution
- + A strong track record of successful transformations
- + A fully managed, all-in-one solution
- + Transparent pricing with staged progression



The background image shows a large, multi-story building under construction or conversion. The structure is made of concrete, with a visible grid of beams and columns. The building is situated in a rural area, with trees and a clear sky in the background. The image is taken from a high angle, looking down at the building's framework.

OUR PROVEN CONCRETECONVERSION SYSTEM

ARTY Rural Conversions has developed a specialised system for transforming concrete-framed buildings, designed in collaboration with structural engineers and fully approved by building control.

We recognise the unique challenges these structures present, from structural tolerances to load paths and cladding systems, and our approach works within these constraints rather than against them.

Our system is exclusive to ARTY and protected under a pending patent application GB2508369.2

Every conversion follows a proven blueprint that ensures:

- + Structural integrity is maintained and upgraded as needed
- + Compliance with building control is ensured at every stage
- + Materials meet fire safety, thermal, and environmental standards
- + Designs align with the original frame, preventing unnecessary overengineering
- + Structural performance can be enhanced with lighter materials reducing frame stress
- + The building's longevity and value increase over time
- + An efficient process accelerates delivery and minimises costs

PROJECT - MOAT FARM

This 4,000 sq ft barn, previously dilapidated and underutilised as a hay and straw store, was quickly identified as an opportunity to expand the commercial lettings portfolio and create an additional income stream.



FINANCIAL HEADLINES

Total capital investment	£184,500
Net income per annum	£26,000
Return on investment	14.1%
Pay-back period	7 years



PROJECT - THE OLD DAIRY

Previously part of a working dairy, this 5,000 sq ft building had remained unused for some time. With its robust structure and prime location, it presented an ideal opportunity for commercial conversion, unlocking high rental income potential and transforming a dormant asset into a valuable addition to the estate.



FINANCIAL HEADLINES

Total capital Investment	£258,000
Net income per annum	£48,000
Return on investment	18.6%
Pay-back period	5 years



OUR STYLE, YOUR OPTIONS

Every ARTY conversion follows a consistent system developed to integrate with existing concrete and steel structures. The style is deliberate with clean lines, modern materials, and an industrial character that complements the building's original form. Our methodology delivers the same outcome every time, in colours that planners approve and tenants want to occupy.

CONFIGURABLE OPTIONS

We've developed six interchangeable front elevation designs to suit different building types and end uses. These façade configurations are engineered to be compatible with:

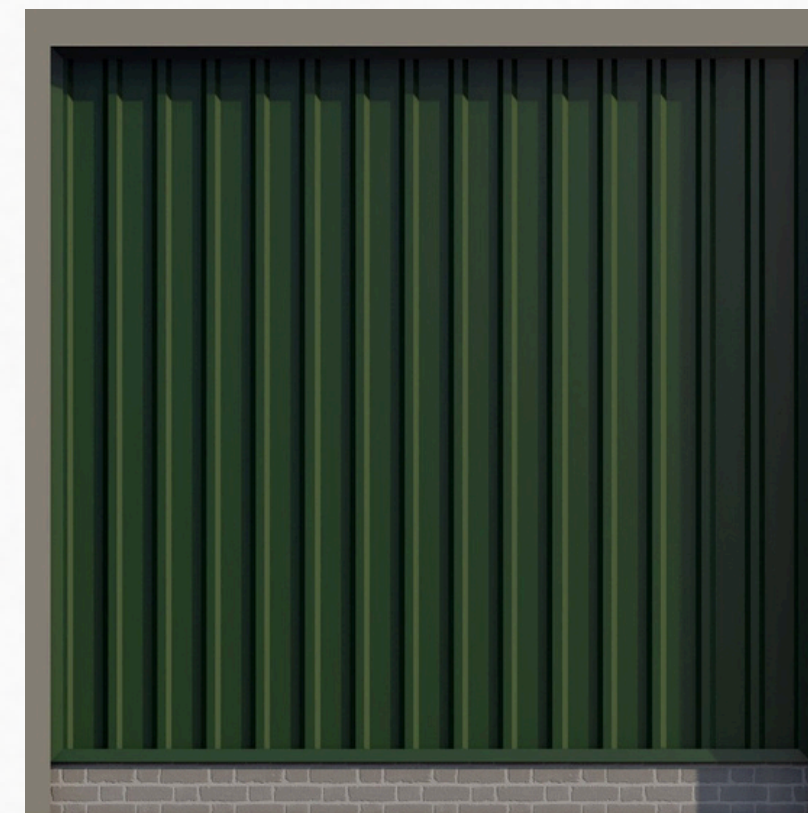
- + Varying building spans and bay widths
- + Specific tenant requirements, such as access, signage, and visibility
- + Planned use classes and operational needs, including light industrial, office, or mixed commercial use
- + Each elevation is designed for modular adaptability, allowing for efficient installation while maintaining structural integrity and a cohesive external aesthetic

This flexible system ensures the final layout fits both planning constraints and tenant expectations, without compromising on build quality.



STONE GREY

Stone Grey cladding is used to wrap the original concrete frame. It provides a unified appearance, referencing the existing structure while improving weather resistance and thermal performance.



JUNIPER GREEN

Juniper Green is commonly accepted in rural planning applications. It blends with surrounding landscapes and reduces visual impact, particularly in open countryside settings.

RETURN ON INVESTMENT GENERATOR

Accurate build costs and income projections in just a few steps
We've created a concrete conversion system and developed a tool alongside it to calculate build costs quickly and accurately.

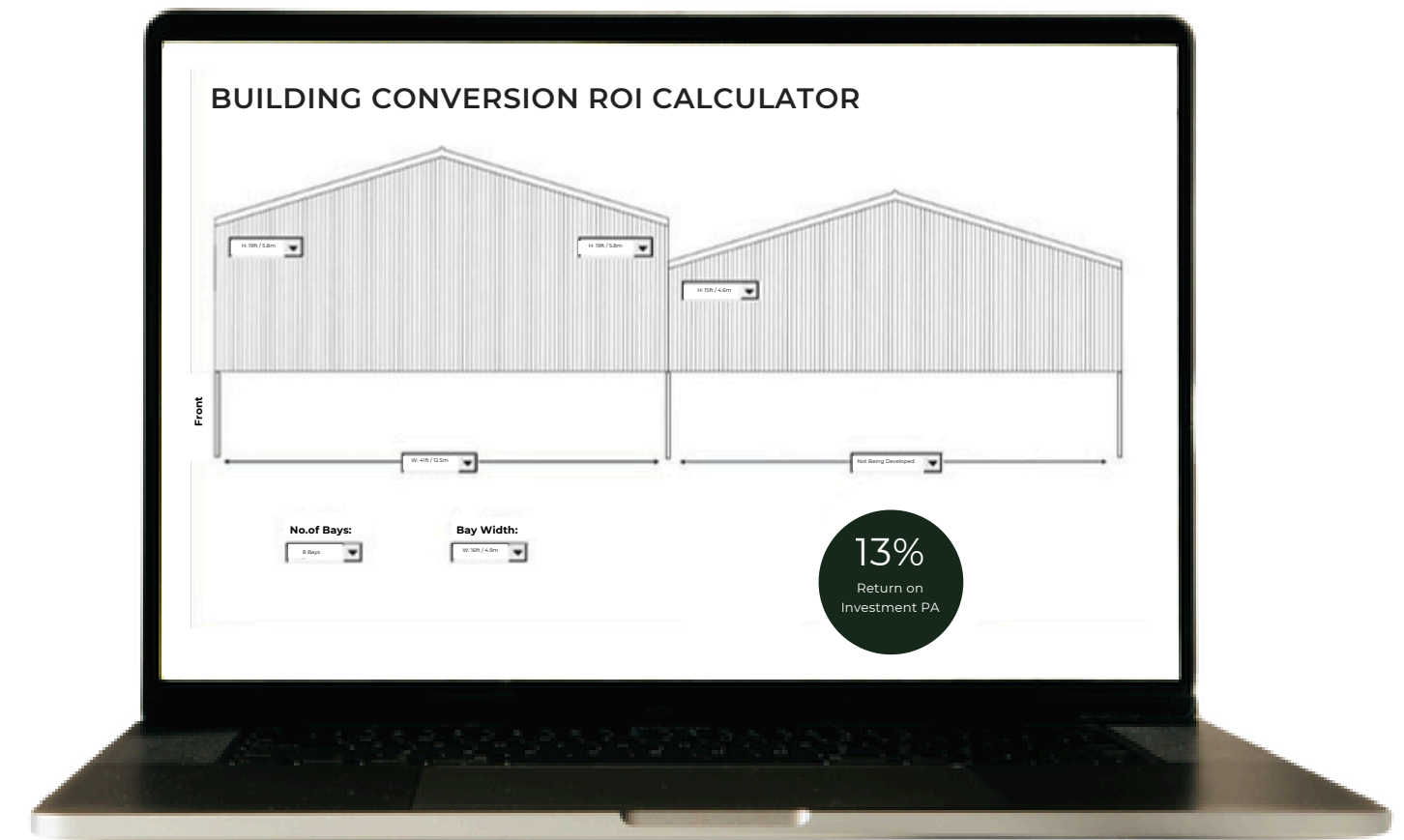
The ROI Generator is our fast, intelligent calculator that shows you exactly what your return on investment could look like in just a few clicks.

HOW IT WORKS

Input basic measurements (building span, number of bays, eaves height). Select intended use (storage, workshop, light industrial, etc.)


Get instant ROI results, including:

- + Estimated conversion cost
- + Monthly rental income
- + Yield percentage
- + Payback period



BACKED BY REAL DATA, OUR PROVEN SYSTEM

It's not an estimate based on averages, it's a detailed breakdown informed by real construction data and methods we use on live projects



Moat Farm once a vacant hay barn, this building had remained unused for years before we were commissioned to develop a strategic design that would maximise its potential as a high-yielding asset. Given the client's preference for low-traffic, minimal-disruption tenants, the layout was carefully tailored to accommodate businesses such as a dog training studio, a clothing workshop, and furniture storage, ensuring a practical and efficient use of space.

ARTY

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REVIVE. REINVENT. REUSE. UNLOCKING
POTENTIAL IN EVERY RURAL STRUCTURE

