Downside

Sully Road, Penarth, CF64 2TR

For Sale Via Online Auction - Price Guide £650,000 (plus fees)

HARRIS & BIRT

For sale via Auction House Wales from 9-11th November 2026 with bids closing at 12.00pm. Guide Price £650,000 (plus fees).

An opportunity to acquire this mixed use site comprising a substantial four bedroom detached property with equestrian facilities and cattery, ideal for owner occupier with potential for future business opportunity. The property is situated in a private and secluded location along Sully Road with off road parking to front and side with a large wrap around garden accessed from the kitchen/dining room and entrance hall. The property also benefits from equestrian facilities including a large indoor arena circa 5,498 sq ft with tack room, haybarn and circa 25 looseboxes. The cattery consists of 34 pens. There are additional outbuildings and yard space.

The property is located approximately 2 miles north of the village of Sully, 3 miles from the popular town of Penarth and 2.6 miles south of the A4232. The property is located along Sully Road and is set back from the road via entrance driveway.

Location
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Description
The property comprises a mixed use site incorporating a substantial four bedroom residential property, cattery and equestrian facilities on a site of circa 1.06 acres.

The residential property comprises entrance hall, living room, dining room, study, spacious kitchen/breakfast room with further utility room and WC at ground floor. To the first floor are four double bedrooms, one with an ensuite, and a family bathroom. Downside House sits on a large plot with wrap around gardens to front and side laid to lawn with hedgerow boundaries. There is a large patio area to side and further tarmac area to rear providing off road parking for numerous vehicles.

The cattery consists of a L shaped building with 34 PVC pens including an isolation unit, with each unit having the ability to be individually heated. Further wooden shed currently in use as storage and additional housing for other small animals. To the rear of the site is the extensive equestrian facilities. Accessed via gated entrance from driveway, the property benefits from 25 looseboxes, hay store, wash room, large storage barn with outdoor exercise area, and WC. There is a large indoor arena (5,498 sq ft) with first floor tack room, viewing platform, office, kitchenette and further storage area.

Accommodation
From measurements taken on site, we have calculated the following approximate floor areas:-

Residential Dwelling - 2,217 sq ft (205 sq m)
Cattery - 1,793 sq ft (166.57 sq m)
Stables - 3,551 sq ft (329.89 sq m) plus 1,419 sq ft (131.83 sq m) of first floor ancillary/store.
Haybarn - 444 sq ft (41.25 sq m)
Warehouse - 5,498 sq ft (510.78 sq m)

Site Area
The total site area is approximately 1.068 acres (0.432 ha).

Services
We understand that the property benefits from mains water and electricity. Heating is provided via oil and a cesspit for drainage. However, we have not tested any of the service installations and prospective purchasers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

Tenure
The property comprises 2 No Freehold Titles WA265318 and WA656742. See Legal Pack via Auction House Wales for further information.

Guide Price
£650,000 (plus fees).

Energy Performance Certificate
Downside House - EPC Rating: D (58)

Plans, Areas & Schedules
The property is shown edged red for identification purposes only and indicates the approximate extent of the land. All plans contained within these sales particulars are for illustrative purposes only, are not to scale, and should not be relied upon as an accurate representation of the property's boundaries. Prospective purchasers should satisfy themselves as to the accuracy of all information by reference to the relevant title documentation and their own enquiries.

Wayleaves, Easements & Rights of Way
The property is sold subject to and with the benefits of all wayleaves, easements and rights of way in existence.

VAT
All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

Business Rates & Council Tax
Downside House -
Council Tax Band - H

Riding Centre -
Rateable Value: £14,500
Uniform Business Rate (UBR) 2026/27: 50.2

Cattery -
Rateable Value: £5,700
Uniform Business Rate (UBR) 2026/27: 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

Planning
Prospective purchasers are advised to make their own enquiries of the Local Planning Authority regarding any existing or proposed planning consents or uses.

Method of Sale
Offered for sale via Online Auction with Auction House Wales.

Auction Date & Time
For sale via online auction from 9-11th November 2026 with bids closing at 12.00pm.

Arrange A Viewing
Through Auction House Wales on 02920 475184. Further information can also be obtained from Harris & Birt acting as joint auctioneers on 01446 771777.

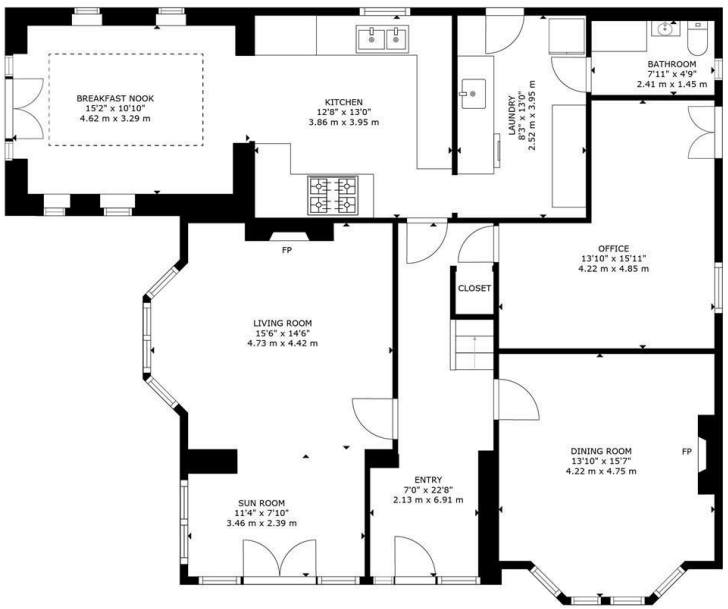
Anti Money Laundering
As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt & Auction House Wales will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

Solicitors
Howells Solicitors, Fitzalan House, Cardiff, CF24 0EL.
Tel: 02920 404020.

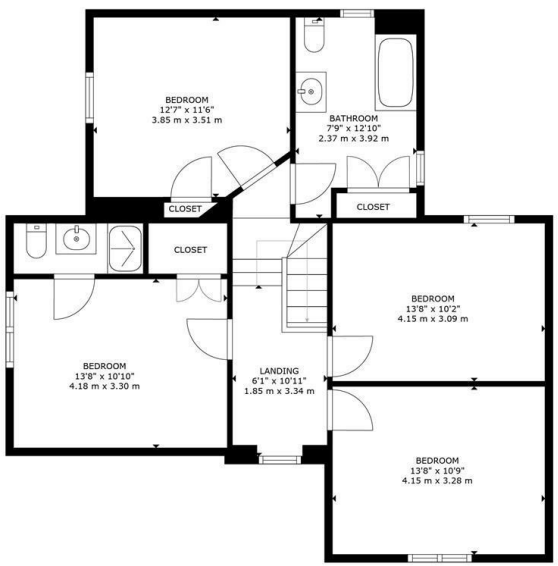
Additional Fees
Buyer's Premium / Administration Charge - 1.5% inc VAT of purchase price, subject to minimum charge of £2,100 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Brochure created 14.10.2026 - Ref: ICW55



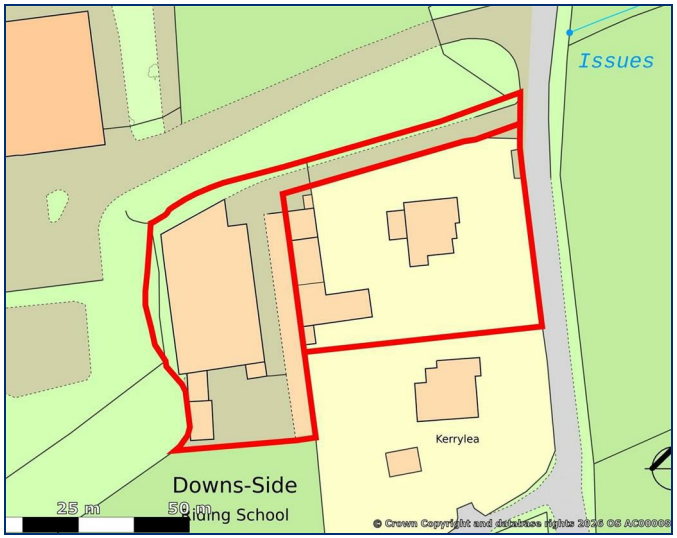
FLOOR 1

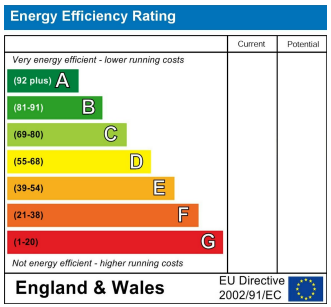


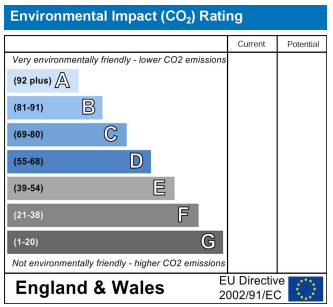
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1,357 sq. ft, 126 m², FLOOR 2: 860 sq. ft, 79 m²
TOTAL: 2,217 sq. ft, 205 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







HARRIS & BIRT

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