Land and Stables to the South East of West Lodge

Lower Machen, Newport, NP10 8GG

Offers In Excess Of £200,000 (No VAT)

HARRIS & BIRT

A rare opportunity to acquire a Freehold parcel of land circa 1.53 acres (0.62 Ha) comprising 3 No stables, hay barn, tack / feed room, additional covered hay store and full size manege measuring approximately 20mx40m. Approved planning permission in place for a large additional stable block and roofline storage measuring approximately 14m x 8m. Water and electricity on site. Viewings strictly by appointment only with sole marketing agents Harris & birt.

Location

The land is situated in the attractive rural village of Lower Machen, approximately 7 miles north-west of Newport and 10 miles north-east of Cardiff. The property enjoys a peaceful countryside setting whilst benefiting from convenient access to the A468, providing connections to Newport, Caerphilly and the wider South Wales road network, including the M4 Motorway.

The surrounding area is characterised by agricultural land, equestrian uses and rural residential properties, offering an attractive balance of accessibility and countryside appeal. Ruperra castle sits adjacent to the land which is now privately owned.

Description

A rare opportunity to acquire a well-presented equestrian holding circa 1.53 acres (0.62 Ha) offering a superb range of facilities in a highly desirable rural setting. The property is situated within an exceptional position on the edge of the historic Ruperra Estate, with far reaching views towards the iconic castle and the surrounding woodland. Direct access to an extensive network of off-road riding routes allows riders to enjoy hacking straight from the yard without the need to use public or private roadways.

The yard itself comprises 3 No stables, hay barn, tack/feed room, additional covered hay store and a full size manege measuring approximately 20m x 40m. The manege benefits from herringbone drainage, a recently upgraded silica sand and fibre surface, perimeter floodlighting and arena mirrors. The perimeter of the land is bound fully by post and rail fencing and access is provided via a shared road leading to a gated access with a hard standing for several cars.

The property benefits from the added advantage of an extant planning permission for the construction of a substantial stable block with associated roof-space storage, measuring approximately 14m x 8m. Consent was granted under planning reference 23/0506/FULL on 27 September 2023, offering purchasers the opportunity to further enhance the existing equestrian facilities.

Accommodation

From measurements taken onsite, we have calculated the following Gross Internal Areas (GIA):

3 No stables
Hay barn
Tack/feed room
Open canopy hay store

Total Gross Internal Area circa 1,253 sq ft (116.4 sq m)

Total Site Area approximately 1.53 acres (0.62 Ha)

Services

We understand that the property benefits from mains electricity and water. There is no gas. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion.

Tenure & Access

Freehold Title No. CYM226163 subject to full Vacant Possession. Rights of access over the private roadway subject to payment of a fair proportion of the cost of maintaining the same.

Price

Offers in excess of £200,000 (No VAT).

Planning

Prospective purchasers are advised to make their own enquiries of the Local Planning Authority regarding existing and proposed planning consents. However, we understand that there is an approved planning permission for a large additional stable block and roofline storage measuring approximately 14m x 8m. Planning reference - 23/0506/FULL. Approved 27/09/2023. Plans and supporting documentation are available upon request.

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. However, in this instance we understand that VAT is not payable.

Plans, Areas & Schedules

The land is demised in red and identifies the approximate extent of the property for sale. All plans within these particulars are provided for illustrative purposes only and are not to scale. Their accuracy is not guaranteed and prospective purchasers should rely upon their own enquiries and the relevant title documentation.

Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS
or
Brooke Annandale BSc (Hons)

Commercial@harrisbirt.co.uk / 02920 614411

Directions

What3Words reference /// pops.cube.driver

All Enquiries

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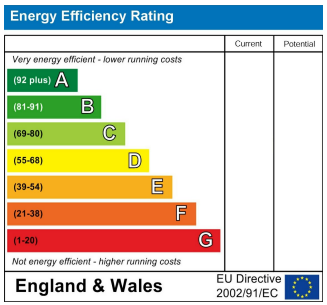
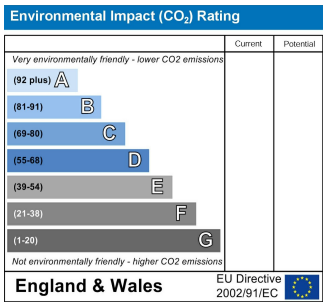
Brochure created: 21st August 2026 Ref: L239





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