



Whitebarn Farm
Rhiwderin, Newport, NP10 8RR

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A unique opportunity to purchase an agricultural and equestrian smallholding on the outskirts of the village of Rhiwderin within the City of Newport.

The property comprises a three-bedroom detached farmhouse, a complex of modern and traditional outbuildings and stables, with level to gently sloping pastureland extending in total to approximately 98.59 acres (39.90 ha).

- Three-bedroom detached farmhouse with lawned garden and offroad parking
- Modern outbuildings and stabling with up to thirty-five stalls
- Equestrian facilities including tack room, wash down area and manège
- Traditional stone barn with potential for alternative uses (subject to obtaining the necessary planning consents)
- Level to gently sloping permanent pastureland extending in total to approximately 95.89 acres (38.81 ha)

OFFERS IN EXCESS OF £1,500,000

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DESCRIPTION

Formerly belonging to Tredegar Estate, Whitebarn Farm presents a unique opportunity to acquire an agricultural and equestrian holding located on the edge of the village of Rhiwderin, occupying an accessible yet private setting.

Set within approximately 98.59 acres (39.90 ha), the property features a detached three-bedroom farmhouse offering scope for refurbishment or extension (subject to obtaining the relevant planning consents), collection of modern and traditional outbuildings, stables, manège and other equestrian facilities including tack room and wash down area positioned around a central hardstanding yard, providing practical access and functionality. The pastureland is separated into three primary blocks which surround the main farmstead, thoughtfully laid out for ease of movement and operational use.

This characterful property offers the perfect blend of accessibility, privacy, and potential suitable for agricultural, equestrian and lifestyle buyers.

The farmhouse will be sold subject to a lifetime lease in favour of the Vendor. Please contact the Agent for further details.

SITUATION

Whitebarn Farm is located on the edge of the village of Rhiwderin within the City of Newport, just west of Bassaleg (1.2 miles) and south of Rogerstone (3.6 miles).

The property benefits from good communication links being nearby the A468 at Rhiwderin (0.5 miles), A467 at Bassaleg (1.8 miles), A48 at Duffryn (2.6 miles) and Junction 28 of the M4 Motorway Network (3.0 miles).

Owing to its location, the property enjoys a peaceful setting albeit within close proximity to commuter networks to enable convenient access to Newport (4.2 miles), Cardiff (10.2 miles) and Chepstow (22.7 miles), all reachable within an hour's drive.

ACCOMMODATION

The accommodation available at Whitebarn Farmhouse briefly comprises the following:

Ground Floor

Entrance Porch – with understairs storage
Living Room – with wood burner and built-in storage
Dining Room – with open fireplace
Kitchen – with fitted base units
WC – with WC and wash hand basin
Rear Porch

First Floor

Landing

Bedroom One – double with fireplace and built-in storage
Bedroom Two – double with built-in storage
Bedroom Three – double
Family Bathroom – with WC, wash hand basin, fitted shower and bath

OUTSIDE

The farmhouse benefits from off-road parking to the west, and lawned garden to the front enclosed by red brick walls and close board timber fencing.

OUTBUILDINGS

The property comprises a complex of modern and traditional outbuildings and stables including:

Timber Stable Block – with eight stalls, corrugated sheet roof and concrete floor (128.5m²)
Timber Stable Block – with fourteen stalls, corrugated sheet roof and concrete floor (209.91m²)
Timber Stable Block – with two stalls, tack room, wash space and WC, corrugated sheet roof and concrete floor (101.03m²)
General Purpose Barn – four-bay, steel portal frame with ten stalls and concrete floor (194.31m²)
Fodder Store – four-bay, steel-portal frame with concrete floor (211.66m²)
Traditional Stone Barn – with two-storey element and concrete floor (140.62m²)

LAND

The land at Whitebarn Farm extends in total to approximately 95.89 acres (38.81 ha) and comprises predominantly permanent pastureland with some amenity woodland.

The land is level to gently sloping and separated into three main blocks which are further divided into a number of smaller enclosures.

The land which immediately surrounds the farmyard extends to approximately 37.15 acres (15.03 ha) with two further, separate blocks lying to the northeast and southeast opposite Coc-Y-North Road extending to approximately 49.03 acres (19.84 ha) and 9.71 acres (3.93 ha) respectively.

FIELD SCHEDULE

Field No.	Acres	Hectares	Description
<i>Land Surrounding Farmyard</i>			
ST 2586 7564	2.04	0.82	Pasture
ST 2586 6965	0.69	0.28	Pasture
ST 2586 6767	0.55	0.22	Pasture
ST 2586 6368	1.47	0.60	Pasture

ST 2586 5668	1.03	0.42	Woodland
ST 2586 5478	7.05	2.85	Pasture
ST 2586 5786	3.66	1.48	Pasture
ST 2586 7182	0.58	0.23	Pasture
ST 2586 7581	0.43	0.17	Pasture
ST 2586 7779	0.26	0.10	Pasture
ST 2586 7977	0.53	0.21	Pasture
ST 2586 8387	4.17	1.69	Pasture
ST 2586 8902	4.71	1.91	Pasture & Woodland
ST 2587 9117	10.00	4.05	Pasture
ST 2587 7374	2.70	1.09	Farmhouse, Yard & Outbuildings
<i>Land to the Northeast of the Farmyard</i>			
ST 2686 0283	7.40	2.99	Pasture & Woodland
ST 2686 0897	8.93	3.61	Pasture & Woodland
ST 2686 2094	2.30	0.93	Pasture
ST 2687 2600	3.20	1.29	Pasture
ST 2687 2310	8.11	3.28	Pasture & Woodland
ST 2686 2679	10.61	4.29	Pasture & Woodland
ST 2686 1069	8.48	3.43	Pasture
<i>Land to the Southeast of the Farmyard</i>			
ST 2586 7755	4.85	1.96	Pasture
ST 2586 8567	0.96	0.39	Pasture & Woodland
ST 2586 8764	0.42	0.17	Pasture
ST 2586 8961	0.80	0.32	Pasture
ST 2586 9271	0.75	0.30	Pasture
ST 2586 9468	0.48	0.19	Pasture
ST 2586 9664	1.23	0.50	Pasture
ST 2586 8166	0.03	0.01	Track
ST 2586 8561	0.19	0.08	Pasture
TOTAL	98.59	39.90	

ENTITLEMENTS

The property has not been registered with the Welsh Government for the Basic Payment Scheme (BPS). Entitlements are therefore not available with the property. The property is not in any agri-environmental schemes.

ACCESS

Whitebarn Farmhouse together with the immediately surrounding pastureland is accessed directly from Coc-Y-North Lane. There is separate access directly from Coc-Y-North Lane to the southeastern block of land whilst the northeastern block of land can be accessed

directly from Coc-Y-North Lane and Cwm-Cwddy Drive. We understand these are adopted highways maintained at the Local Authority’s expense.

There is internal access between field parcels within each block of land.

TENURE

The farmhouse is sold subject to a lifetime lease in favour of the Vendor whilst the remainder of the property is sold freehold with vacant possession.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

OVERAGE

The property is sold subject to a development uplift clause, whereby if planning permission is granted for residential or commercial development, 50% of the resulting increase in value will be payable to the Vendor for a period of 35 years.

SERVICES

The farmhouse benefits from mains electricity and mains water connections with private drainage via a cess pit and oil-fired central heating.

The outbuildings have mains electricity and mains water connections whilst some field parcels have mains water connections supplying troughs.

COUNCIL TAX BAND
Band G.

EPC
Band F.

LOCAL AUTHORITY
Newport City Council.

DIRECTIONS

From the M4 Motorway Network, exit at Junction 28 and take the A467. Continue until the roundabout, taking the second exit and at the subsequent roundabout take the first exit onto Caerphilly Road. Continue for approximately 1.1 miles through Rhiwderin and upon leaving the village, turn sharp left onto Coc-Y-North Lane where the entrance to the property is on the right after approximately 0.5 miles.

When using the mobile application – What Three Words:/// deed.surfed.envoy

VIEWING

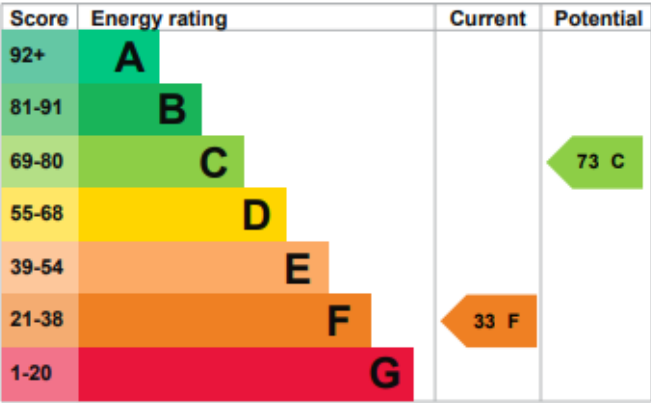
Strictly by appointment with the Agents David James. Please telephone the Magor Office on 01633 880220.

Alternatively, please email Rhiannon.Chamberlain@david-james.co.uk.

GUIDE PRICE
Offers in Excess of £1,500,000

Ref: 8088

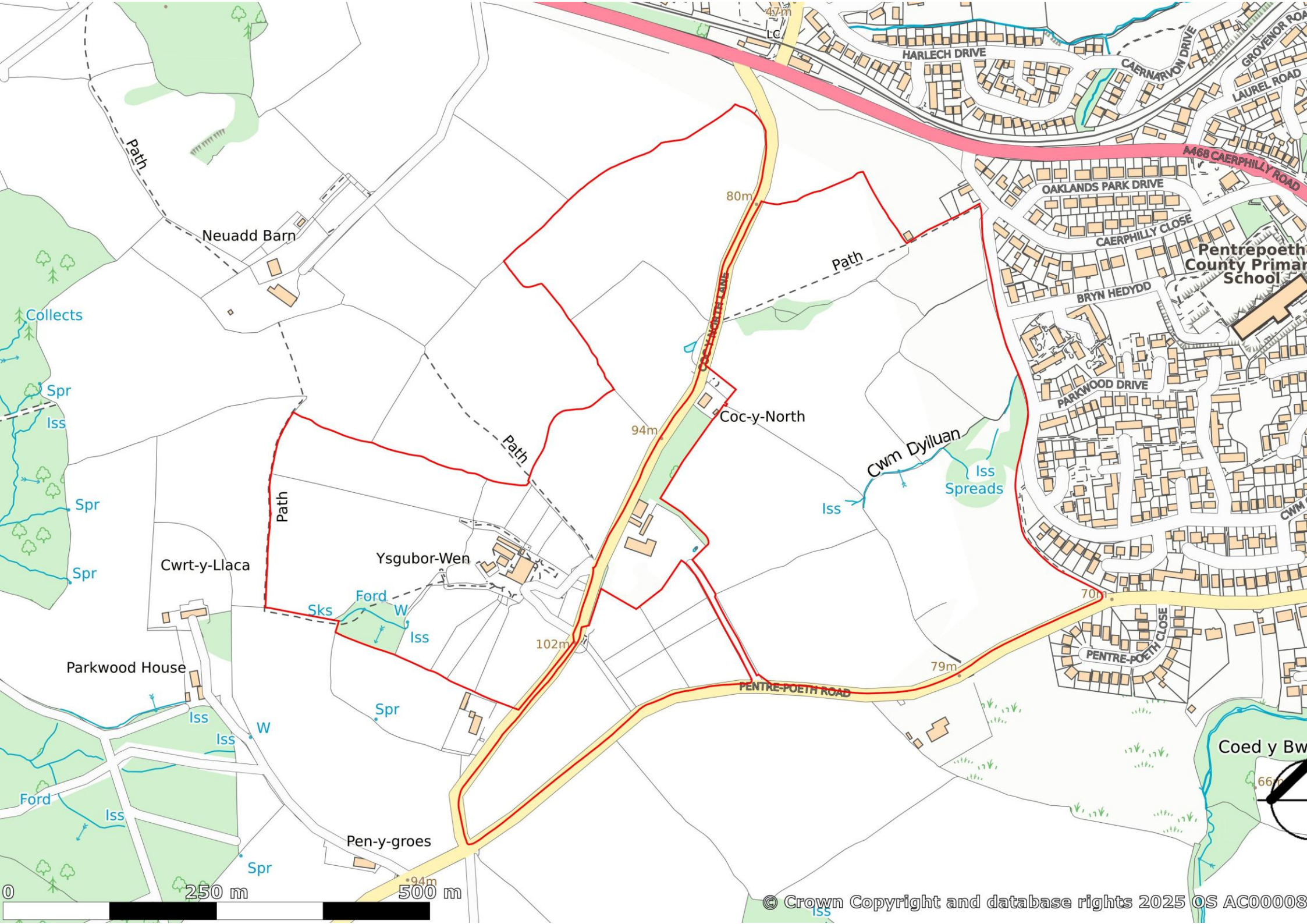
Date: October 2025



PLANS AND PARTICULARS
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





0

250 m

500 m

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Whitebarn Farm Rhiwderin, Newport, NP10

Approximate Area = 1742 sq ft / 161.8 sq m
For identification only - Not to scale

