



2 Small Parcels of Land, Castlemorris, Haverfordwest, Pembrokeshire, SA62 5EW

Offers In Excess Of £15,000

Situated on the edge of the village 2 valuable Plots of Land with access leading off a lane which links Castlemorris with Rhyd yr Harding. The Land will be offered 'For Sale' in 2 Lots as follows:-

Lot 1 - 0.603 Acre Plot of Land (adjacent to Clos Rebecca, Castlemorris) with Longer Term Potential (Subject to Planning) - PRICE GUIDE FOR LOT 1 - OFFERS IN EXCESS OF £15,000.

Lot 2 - The Old Piggery Buildings and Part OS No 4330 extending to 0.39 Acres or thereabouts of Land - PRICE GUIDE FOR LOT 2 - £35,000.

Both Lots will be offered 'For Sale' by Private Treaty with immediate Vacant Possession. Small Plots of Land of this nature are few and far between and early inspection is strongly advised.

Situation

Castlemorris is a small hamlet which is situated between the well known villages of Letterston (2 ½ miles east) and the hilltop village of Mathry (1 ½ miles west).

Letterston being close by has the benefit of a few Shops, a Primary School, Church, Chapels, a Public House/Restaurant, Repair Garage, a Memorial/Community Hall, Petrol Filling Station/Store, a Charity Furniture Store, a Mini Market/General Store and an Agricultural Store.

Mathry being close by has the benefit of a Church, Public House, Café/Antique Shop, a Community/Village Hall and a former Chapel.

The well known Market Town of Fishguard is some 5 ½ miles or so north east and has the benefit of a good shopping centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, Post Office, Library and a Leisure Centre.

The North Pembrokeshire Coastline at Abermawr is within 3 ½ miles or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllcrochan, The Parrog, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 12 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Leisure Centre, Repair Garages, Post Office, Library, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Letterston along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

The Plots of Land concerned are situated on the western fringes of the hamlet of Castlemorris and are accessed off a tarmacadamed and hardsurfaced lane which links Castlemorris with Rhyd yr Harding. The Land will be offered 'For Sale' in 2 Lots as follows:-

Lot 1 - 0.603 Acres (0.244 Hectares)

Adjacent to Clos Rebecca, Castlemorris. The Plot of Land concerned is currently part of a larger field and extends to 0.603 Acres or thereabouts. It is in the main sloping with westerly or north westerly aspects and can be accessed off

the lane linking Castlemorris with Rhyd yr Harding. The boundaries of the Land concerned are edged in blue on the attached Plan to the Scale of 1/2500 which includes the hedgerow between points 'B' and 'C' on the Plan. The purchaser will be responsible for providing a Stock proof Fence between points 'C' and 'D' on the Plan.

There are no Services connected to the Land but we understand that Mains Water, Electricity and Drainage are available in the vicinity of adjacent properties and the hamlet of Castlemorris. It will be offered 'For Sale' with immediate Vacant Possession and early inspection is strongly advised. The Property may have some longer term potential (Subject to Planning). Access Rights of Ways will exist in favour of the Plot of Land leading off the Council Maintained Castlemorris to Hayscastle Road at point 'A' on the Plan and over a lane leading to points 'A', 'B' and 'C' on the same Plan.

Price Guide in Excess of £15,000.

Lot 2 - The Old Piggery Buildings and Land

Comprising of Part OS No 4330 extending to 0.39 Acres or thereabouts of Land.

The Land and Buildings concerned are situated on the eastern fringes of the hamlet of Castlemorris and to the east and north east of Lot 1, which lies adjacent to Clos Rebecca.

The Property includes a derelict range of buildings (former Piggeries) together with approximately 0.39 Acres or thereabouts of gently sloping pasture land. The Land is sheep fenced on 2 sides and is all down to permanent pasture. The purchaser of the Property will be responsible for providing a Stock proof Fence between points 'X' and 'Y' on the Plan.

Included in the sale will be the lane which links Castlemorris with Rhyd yr Harding between points 'B' and 'C' on the Plan (over which there are access rights for other parties). There is a field gate access to the Land off the lane at or around point 'Z' on the Plan.

The Land is situated on the edge of the hamlet of Castlemorris on which there may be some longer term potential (subject to any necessary Planning Consents).

The boundaries of Lot 2 are edged in green on the attached Plan to the Scale of 1/2500.

There are no Services connected to the Property, although we understand that all Mains Services are available in the vicinity of adjacent Properties and the hamlet of Castlemorris.

Price Guide £35,000.

Tenure

Both Properties are of Freehold Tenure with Vacant Possession upon Completion.

Services

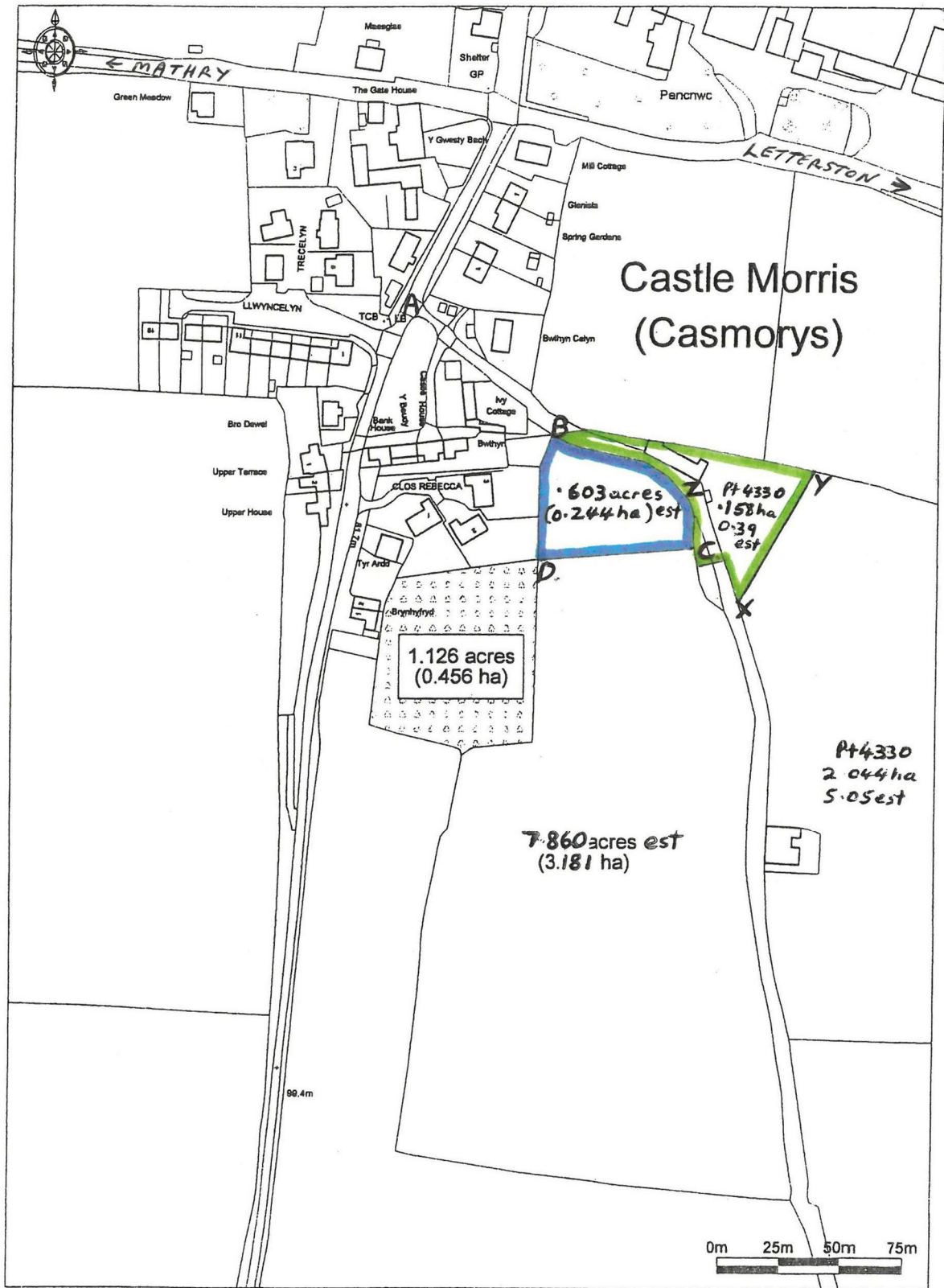
There are no Services connected to either Lot 1 or Lot 2, although Mains Services are available in the vicinity of the hamlet of Castlemorris and adjacent Properties.

Remarks

Small Parcels of Land of this nature with derelict buildings rarely appear on the Open Market and the opportunity to purchase should not be missed.

Whilst there is no Planning on any of the Land concerned at the present time, there may be some longer term potential on the Land (Subject to Planning).

Both Lots are offered 'For Sale' with immediate Vacant Possession and early inspection is strongly advised.



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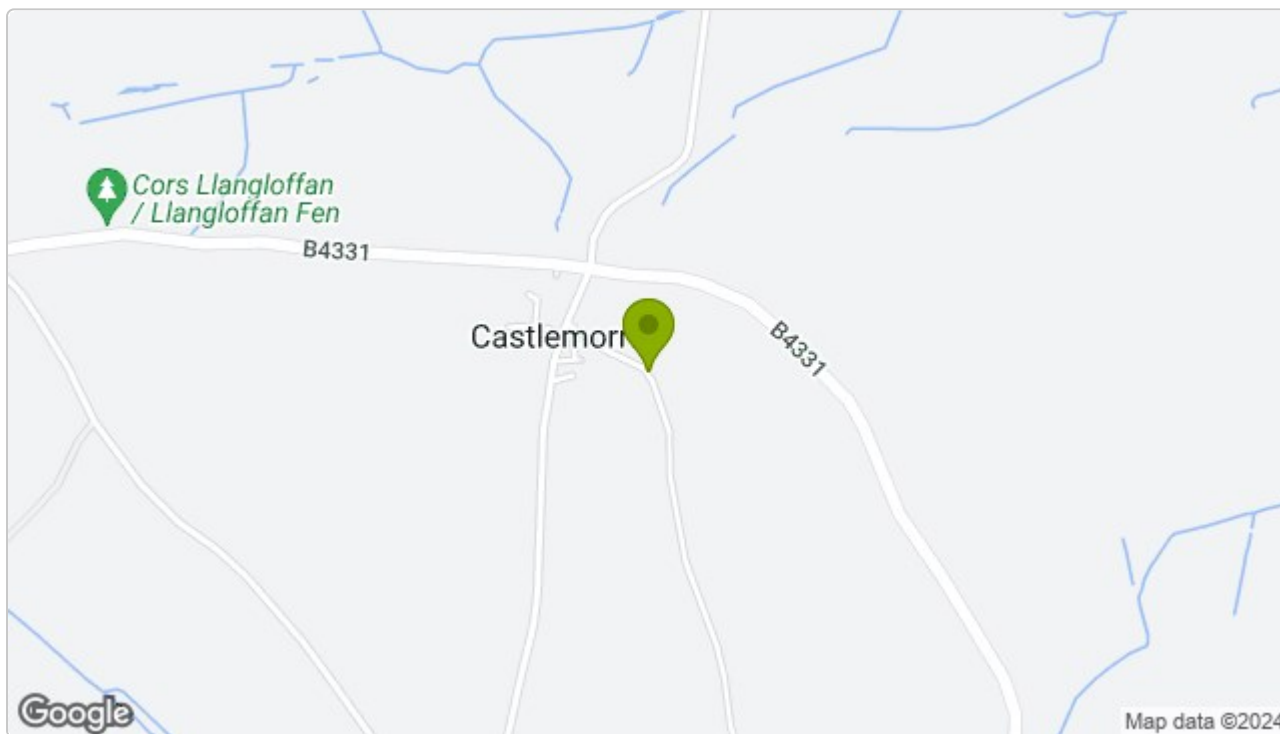
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Haverfordwest, Pembrokeshire.**

Plan not to Scale

Plan for Identification purposes only.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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