



3 Parcels of Land at Castlemorris, Nr Mathry, Haverfordwest, Pembrokeshire, SA62 5ER

Prices From £35,000

Situated on the western edge of the hamlet of Castlemorris, 3 Parcels of Land which in total extend to 10.45 Acres or thereabouts. The Land concerned fronts onto the B4331 Letterston to Mathry Road whilst the smaller Block of Land borders the hamlet of Castlemorris and Council Road leading to the properties at Llwynceilyn. The Land will be offered 'For Sale' in 3 Lots as follows:-

Lot 1 - 1.15 Acres adjacent to Llwynceilyn, Trecelyn and Green Meadows, Castlemorris, Pembrokeshire which may have Residential Development Potential (Subject to Planning) with a Field Gate Access onto the B4331 Letterston to Mathry road.

PRICE GUIDE FOR LOT 1 - £40,000 - £60,000

Lot 2 - 5.37 Acres of Pasture Land with a Mains Water supply and a Field Gate Access leading onto the B4331 Letterston to Mathry Road.

PRICE GUIDE FOR LOT 2 - £40,000 - £50,000

Lot 3 - 3.93 Acres of Pasture Land with a Field Gate Access onto the B4331 Letterston to Mathry Road.

PRICE GUIDE £35,000 - £45,000

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 Land concerned is situated on the western fringes of the hamlet of Castlemorris with each Lot having frontage onto the B4331 Letterston to Mathry Road. The Land will be offered "For Sale" in 3 Lots as follows:-

Lot 1

Part O.S. No. 0052 - 1.15 Acres (0.466 Hectares)

Standing on the western fringes of the Village with frontage onto the B4331 Letterston to Mathry Road as well as bordering the houses at Llwynceilyn, Trecelyn and Green

Meadow, Castlemorris. The Land is all down to permanent Pasture and is gently sloping with a northerly aspect. The boundaries of Lot 1 are edged in green on the attached Plan to the Scale of 1/2500. The purchaser of Lot 1 will be responsible for providing a gateway (subject to any necessary consents) leading to the Land at or around point 'X' (adjacent to the existing gate at point 'Y') on the Plan.

There are no Services connected to the Land but we understand that Mains Water is connected to Lot 2. Mains Electricity and Drainage are available in the vicinity of Llwynceilyn.

Price Guide - £40,000 - £60,000

Lot 2

Part O.S. No 0052 - 5.37 Acres (2.173 Hectares)

Fronting the B4331 Letterston to Mathry Road, a gently sloping Pasture Enclosure which has a Field Gate Access onto the B4331 Road at or around point "Y" on the Plan.

The purchaser of Lot 2 will be responsible for providing a Stock Proof Fence between points "A" and "B" on the Plan.

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

Mains Water (metered supply) connected to a trough adjacent to the roadside hedge. We understand that Mains Electricity and Drainage are available in the vicinity of the Land and the Properties in Llwynceilyn, Castlemorris.

Price Guide £40,000 - £50,000

Lot 3

O.S. No. 9051 - 3.93 Acres

Fronting the B4331 Letterston to Mathry Road, a gently sloping Pasture Enclosure which is gently sloping with a northerly aspect. There is a Field Gate Access off the B4331 Road at or around point "Z" on the Plan.

The purchaser of Lot 3 will be responsible for providing a Stock Proof Fence (at the centre of the hedge) between points "C" and "D" on the Plan.

There are no Services connected to Field O.S. No. 9051 but we understand that Mains Water is available in Lot 2 and that other services are available in the vicinity of the B4331 Road and adjacent Properties.

The boundaries of Lot 3 are edged in blue on the attached Plan to the Scale of 1/2500.

Services

There is a Mains Water (metered supply) connected to Lot 2. Other Mains Services are available in the vicinity of the B4331 Road and adjacent Properties in Castlemorris and Llwynceilyn.

Tenure

All 3 Parcels of Land are of Freehold Tenure with Vacant Possession available upon Completion.

Price Guides

Lot 1 £40,000 - £60,000

Lot 2 £40,000 - £50,000

Lot 3 £35,000 - £45,000.

Remarks

Lot 1 borders the hamlet of Castlemorris on which there could well be medium to longer term Development Potential (Subject to any necessary Planning Consents). This Plot of Land will have the benefit of a Field Gate access (subject to any necessary consents) off the B4331 road. i.e. adjacent to the existing gate.

Lots 2 and 3 comprise of 2 Pasture Enclosures with each Field having a Field Gate Access onto the B4331 Road. The Land is all down to permanent Pasture and is gently sloping with a northerly aspect.

The Land concerned extends to 10.45 Acres or thereabouts and will be offered "For Sale" in 3 Lots as follows:-

Lot 1 - 1.15 Acres of gently sloping Pasture Land (with medium to longer term potential (Subject to Planning)).

Lot 2 - 5.37 Acres of Pasture Land

Lot 3 - 3.93 Acres of Pasture Land.

Small Pasture Enclosures are few and far between and the opportunity to purchase should not be missed. The Land concerned has frontage onto the B4331 Letterston to Mathry Road with each Lot having access onto that roadway. Lot 1 lies adjacent to the Council Roadway at Llwyncelyn, Castlemorris although there is no fieldgate access into Lot 1 at the moment.

Each Lot is offered "For Sale" with realistic Price Guides and early inspection is strongly advised.

Lot 1



Lot 2



Lot 3



Area Map



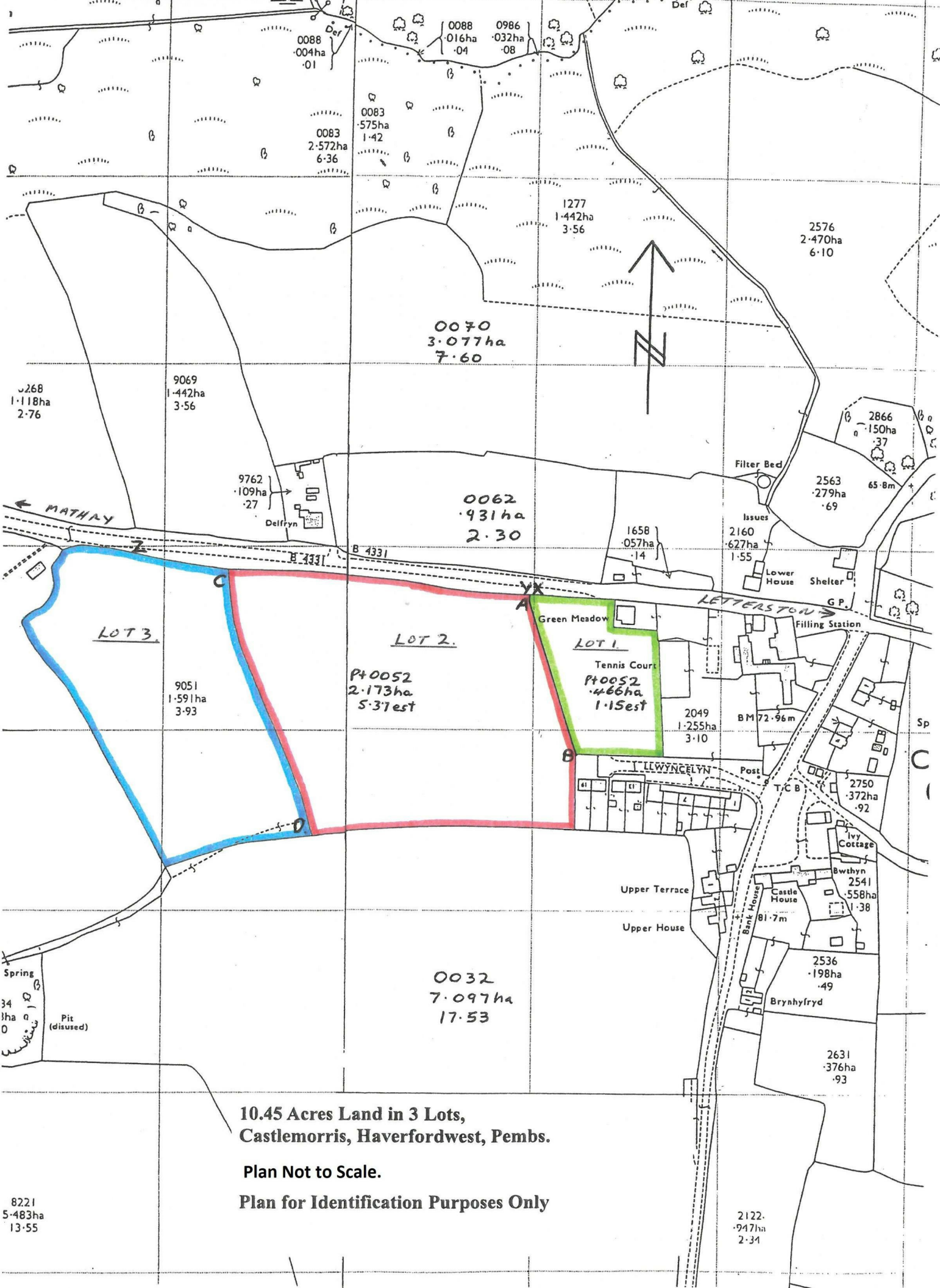
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**10.45 Acres Land in 3 Lots,
Castlemorris, Haverfordwest, Pembs.**

Plan Not to Scale.

Plan for Identification Purposes Only

8221
5.483ha
13.55

2122
.947ha
2.34