



**41 acres Land at Heather Court, Camrose, Haverfordwest, Pembrokeshire, SA62 5YH**  
**Offers Over £520,000**

A conveniently located parcel of highly productive early land suitable for grazing, cropping, potatoes or arable purposes. 41 acres, divided into two south-facing blocks with excellent roadside access off the Treffgarne to Camrose roadway, and highly regarded locally as a parcel of inherently fertile land renowned for its capacity.

## SITUATION

The land occupies a most convenient setting on the Treffgarne to Camrose roadway and within easy reach therefore of the A40 and the town of Haverfordwest, which has the benefit of an extensive array of services and facilities. Also the villages of Spittal, Treffgarne, Camrose, Hayscastle and Roch, etc are nearby.

Land in this area is renowned as being highly productive, inherently fertile, early land, suitable for all agricultural uses, including potatoes, having a good depth of top soil and being relatively free draining.

## DIRECTIONS

From Haverfordwest, take the Croesgoch road out of the town and approximately 1 mile after the village of Camrose, turn right for Treffgarne and the land is situated immediately on the left and right of the highway.

Alternatively from the A40, approximately 3 miles north of Haverfordwest, turn left for the village of Treffgarne and proceed on this road through Treffgarne towards Camrose and shortly before exiting onto the Haverfordwest to Croesgoch roadway, the land will be seen either side of the road.

## DESCRIPTION

A plan of the land is attached for identification purposes only.

The land is situated either side of the Camrose to Treffgarne roadway and is divided into 2 parcels of land, one being 21 acres and the other 20 acres.

The land on the north side of the road comprises a parcel of gently sloping, high quality land that has in recent years been used for grazing and silage but would not doubt be suitable for some form of arable use. It is divided into several well fenced enclosures and is well gated and includes a former track that provides a useful hard standing area for feeding, the storage of silage, or, perhaps, a stock handling facility.

The land to the south is, again, gently sloping and has been farmed in a similar pattern for many years, being divided into useful sized easily worked enclosures, within a stock proof boundary hedge and fence and being well gated off the highway. There is a small area of woodland that provides natural shelter and access to a natural water supply.

## SERVICES

As mentioned above, the southern block has access to a natural water supply and whilst there is no mains water connected to the western parcel, we believe it is situated close by, although no doubt interested parties will make their own enquiries.

## TENURE

We understand that the land is freehold of tenure and vacant possession will be available upon completion.

There are no footpaths crossing the land and we understand that it has historically been registered for Basic Payment purposes but no Basic Payments are included in the sale.

## LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.

## GENERAL REMARKS

This is a rare opportunity to acquire a highly productive parcel of early land located in a belt of land that is renowned as having a good depth of top soil and occupying a very convenient location in the heart of the Pembrokeshire countryside within easy reach of several villages, etc. The land is well fenced and has good gated access to the highway and is suitable for all agricultural purposes, including potatoes and maize, being relatively free draining.

Viewing is therefore highly recommended.



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