

J.J. Morris

AMC
AGENT

CHARTERED SURVEYORS, ESTATE AGENTS, VALUERS & AUCTIONEERS

Specialising in Residential, Commercial and Agricultural Properties

PROPERTY: 80 ACRES OR THEREABOUTS LAND AT CAMROSE

PRICE: TO LET ON A SUMMER GRAZING BASIS

VIEWING: BY PRIOR APPOINTMENT HAVERFORDWEST OFFICE

jjmorris.com

**GRAZING FOR SHEEP/CATTLE OR 2 CROPS.
APPROXIMATELY 80 ACRES BETWEEN CAMROSE AND HAYSCASTLE
AVAILABLE IN TWO LOTS IF REQUIRED
GOOD QUALITY PASTURE
EXCELLENT ROADSIDE ACCESS
MAINS WATER AVAILABLE TO PART – GRAZIERS RESPONSIBILITY**

5 High Street, Cardigan
Ceredigion. SA43 1HJ
T: (01239) 612343
F: (01239) 615237
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire. SA65 9AL
T: (01348) 873836
F: (01348) 874166
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire. SA61 2LX
T: (01437) 760440
F: (01437) 760755
E: haverfordwest@jjmorris.com

Hill House, High Street, Narberth
Pembrokeshire. SA67 7AR
T: (01834) 860260
F: (01834) 869190
E: narberth@jjmorris.com

Cardigan Market
Tel: (01239) 613228
Fax: (01239) 613872

Crymch Market Tel: (01239) 831845

Directors: D. A. Thomas, FNAEA, J. R. Davies, MRICS, FAAV, J. C. E. Nicholas, MRICS
Consultant: M. R. Evans, FRICS, FAAV

Whitland Market
Tel: (01994) 240665
Fax: (01994) 240766
E: whitland@jjmorris.com

J.J. Morris is the trading name of J.J. Morris Limited. Company Registered in Wales No. 5100550
Trading address: 5 High Street, Cardigan, Ceredigion. SA43 1HJ Registered Office: 45 High Street, Haverfordwest, Pembrokeshire. SA61 2BP

Situation: The land is located within a productive parcel of land situated between the villages of Camrose and Hayscastle.

Directions: From our Haverfordwest office take the Croesgoch road (B4330) out of the town passing through the village of Camrose and the land will then be seen on the right shortly before the right turning to Trefgarne.

Description: Extending to 80 acres or thereabouts. This is a valuable block of pasture land in good heart that is available on a Summer Grazing Basis from the middle of March 2020 until the end of October on terms to be agreed.

Part of the land has the benefit of mains water.

Terms: The land is available for the grazing of sheep or cattle or for 2 crops. The grazier will be responsible for fertiliser and any water consumed on the holding. The rent is to be paid in two instalments.

N.B.: It is possible that the vendors would consider letting Lot 1 as a 74 acre block with the parcel on the opposite side of the road being Lot 2 as a 11.82 acre block.

A plan is attached for identification purposes only.

SCHEDULE OF AREAS

LOT 1

Field No:	Acreage:
Pt 5100	3.25est
5884	3.34
8183	9.45est
8864 & 9561	14.61est
Pt 0951	10.75est
7569	3.53
6762	3.54
6274	6.65
5453	3.10
6150	4.78
8242	1.75
7442	3.34
6630	5.62
TOTAL	73.71 Acres or thereabouts

LOT 2

Field No:	Acreage:
4289	3.80
3100	8.02
TOTAL	11.82 acres or thereabouts

80 ACRES OR THEREABOUTS LAND AT CAMROSE

