

PLEASE REPLY TO THE HAVERFORDWEST OFFICE

Our Ref: JCEN/jcb

04 February 2022

Mr N Neumann
Rainbolts Hill Farm
Roch
Haverfordwest
PEMBS
SA62 6AF

email: nicknewgale@hotmail.co.uk

Dear Mr Neumann

Re: Rainbolts Hill Farm, Roch – Land Classification

I understand that you require an indication as to the agricultural land classification of the land at Rainbolts Hill.

I have only had the opportunity of undertaking a very brief inspection and would advise that my assessment is based upon my knowledge of land in this area.

My professional C.V. is outlined below:-

Curriculum Vitae

John Nicholas, M.R.I.C.S. joined the firm in June 1988 after completing the General Practice Course of the Incorporated Society of Valuers & Auctioneers – the I.S.V.A. – at Shirecliffe College in Sheffield and was originally based in the Cardigan Office, moving to Haverfordwest in 1990. He was elected an Associate of the Society of Valuers & Auctioneers in January 1992, but the I.S.V.A. merged with the Royal Institution of Chartered Surveyors in January 2000. He has been a Partner and subsequently a Director of J.J. Morris since April 1998.

John Nicholas now has over 25 years post qualification experience in the valuation and sale of all classes of property throughout the area. He has undertaken valuations for a variety of purposes, including mortgage, probate, division, statute etc and has previously acted as an Expert Witness for a variety of assets and is familiar with legislation regarding tenancy, single farm payment scheme, rights of way, easements, HP agreements, livestock, etc.

John Nicholas is registered under the RICS Valuation Scheme and is able to provide advice on all classes of residential and commercial property, land, farms and smallholdings together with assessments of livestock, farm machinery, crops and furniture as he takes an active role within the livestock markets and sales operated by the firm and also a good working knowledge of land classification within the area.

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Whitland Market
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The firm is well established within the local area and are able to call on the services of other specialist firms to assist other areas of expertise that fall outside the scope of the specialist valuation knowledge.

I would confirm that I am of the opinion that the land classification at Rainbolts Hill Farm is Grade 3B or 4.

I trust you find this of assistance but should you require anything further then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "J.C.E. Nicholas". The signature is written in a cursive style with a large initial "J".

J.C.E. Nicholas MRICS