



Charlton Fishing Pool, Hartlebury Castle, Kidderminster
DY11 7XZ

**G HERBERT
BANKS**

EST. 1898

Charlton Fishing Pool, Hartlebury Castle, Kidderminster DY11 7XZ

Licence to fish Charlton Pool, an attractive estate lake in the grounds of Hartlebury Castle, available on a new licence.

- Attractive estate lake within the historic grounds of Hartlebury Castle
- Mixed coarse fishery including carp, roach, bream, tench, perch and pike
- Approx. seven purpose-built pegs with good bankside access from nearby parking
- Non-exclusive Licence to Fish on a new term
- Proposed licence fee £3,000 per annum

Situation

Charlton Pool lies within the parkland grounds of Hartlebury Castle on the edge of Hartlebury village, approximately 4 miles south of Kidderminster and 10 miles north of Worcester. The fishery is approached from the B4193, via the tree-lined private drive to Hartlebury Castle, with parking in the Castle's visitor car park and pedestrian access onward to the pool.

Description

Charlton Pool is an attractive estate lake set within the historic parkland of Hartlebury Castle, currently operated as a members-only coarse fishery. The water offers a mixed coarse fishery with carp, roach, bream, tench, perch and pike, fished from the eastern bank only where there are approximately seven purpose-built pegs and generally good bankside access from the nearby visitor car park.

The licence to fish is to be granted over the area shown hatched blue on the plan, with the Licensee responsible for day-to-day fishery management including weed and bankside maintenance, litter control and general husbandry. The setting combines a peaceful rural environment with convenient access from Hartlebury, Kidderminster and Worcester.

Fishing and amenity

Fishing at Charlton Pool is by fair rod and line only from the eastern bank, where there are approximately seven purpose-built pegs providing comfortable, well-spaced positions for

anglers. The pool offers a mixed coarse fishery with: roach, bream, tench, perch, rudd and pike, providing year-round sport for pleasure and club anglers.

The fishery sits within the landscaped parkland of Hartlebury Castle, giving a quiet, sheltered and attractive setting with informal walks around the grounds and convenient access from the Castle's visitor car park, enhancing the overall amenity for club members and guests.

Access

Access to Charlton Pool is from the B4193 via the private drive to Hartlebury Castle, with parking available in the Castle's visitor car park. From the car park, access to the pool is on foot only via gated field entrances, with a walk of approximately 260 yards and a gentle slope where barrows or trolleys are recommended.

All gates must be kept shut at all times and no vehicular access is permitted beyond the designated parking areas; parking and access arrangements may be varied occasionally during major events at the Castle.

GENERAL INFORMATION

Tenure

The property is offered by way of a Licence to Fish on a new non-exclusive licence agreement over a minimum period of 2 years.

Licence Fee

Proposed licence fee £3,000 per annum (plus VAT), payable yearly in advance.

Services

There are no mains services connected to the property.

Local Authority

Worcestershire County Council.

Viewings

Viewings are strictly by prior appointment only with James Goodman – Mobile: 07777 157 089 or Office: 01299 896 968 – Email: jg@ghebertbanks.co.uk

Insurance

The Licensee will be required to maintain public liability insurance of not less than £10,000,000 in respect of the licensed activities.

Fishing regulations

All anglers must hold a valid Environment Agency rod licence and comply with all relevant byelaws and fishery rules. No assignment or sub-letting of the Licence is permitted.

Legal costs

Each party is to bear their own legal and professional costs incurred in this transaction.

Availability

Available on completion of a formal Licence to Fish agreement (or from [insert date]).

Plans and boundaries

Any plan is for identification purposes only and is not to scale.

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

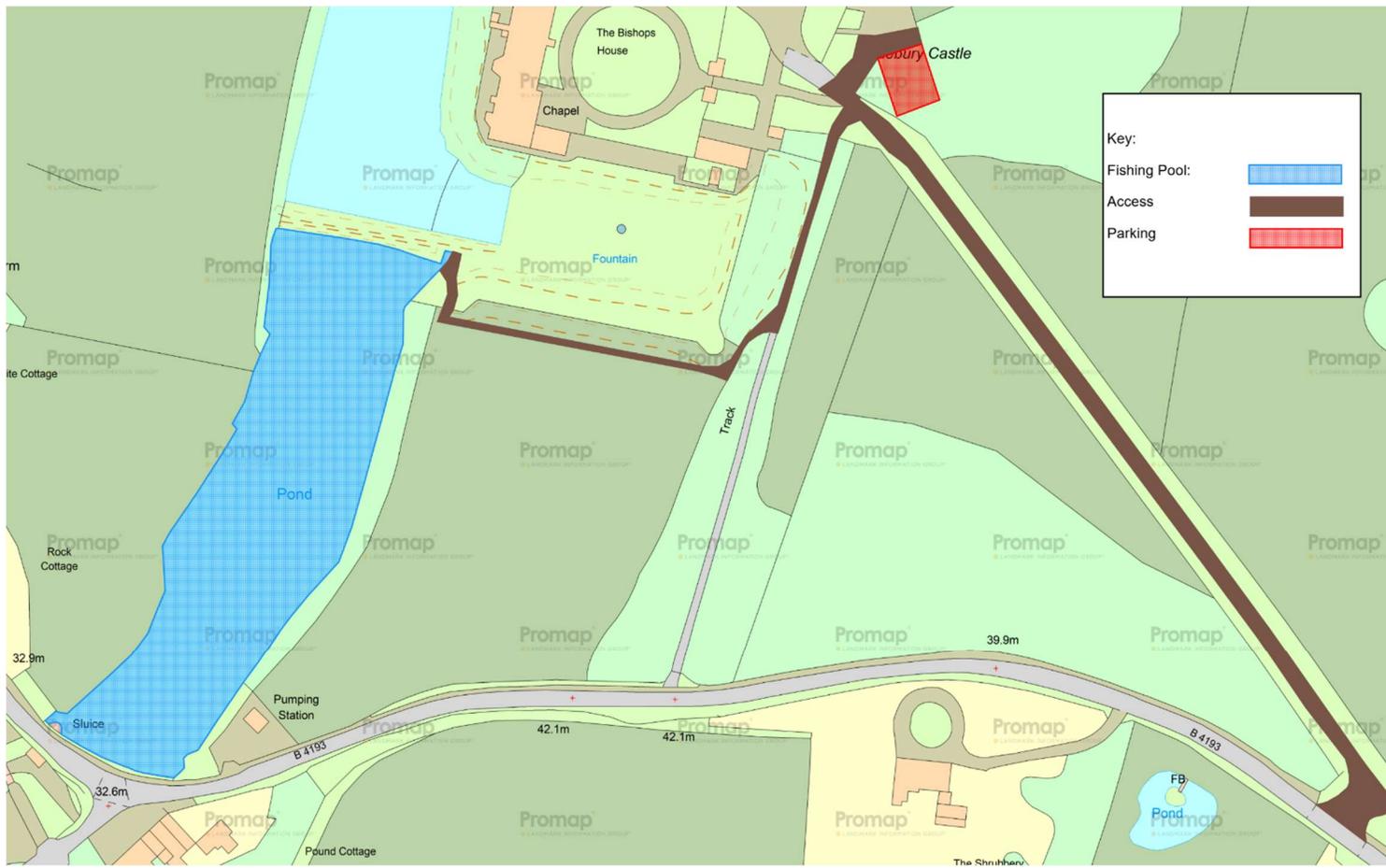
Rights of Way, Easements & Boundaries

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Directions

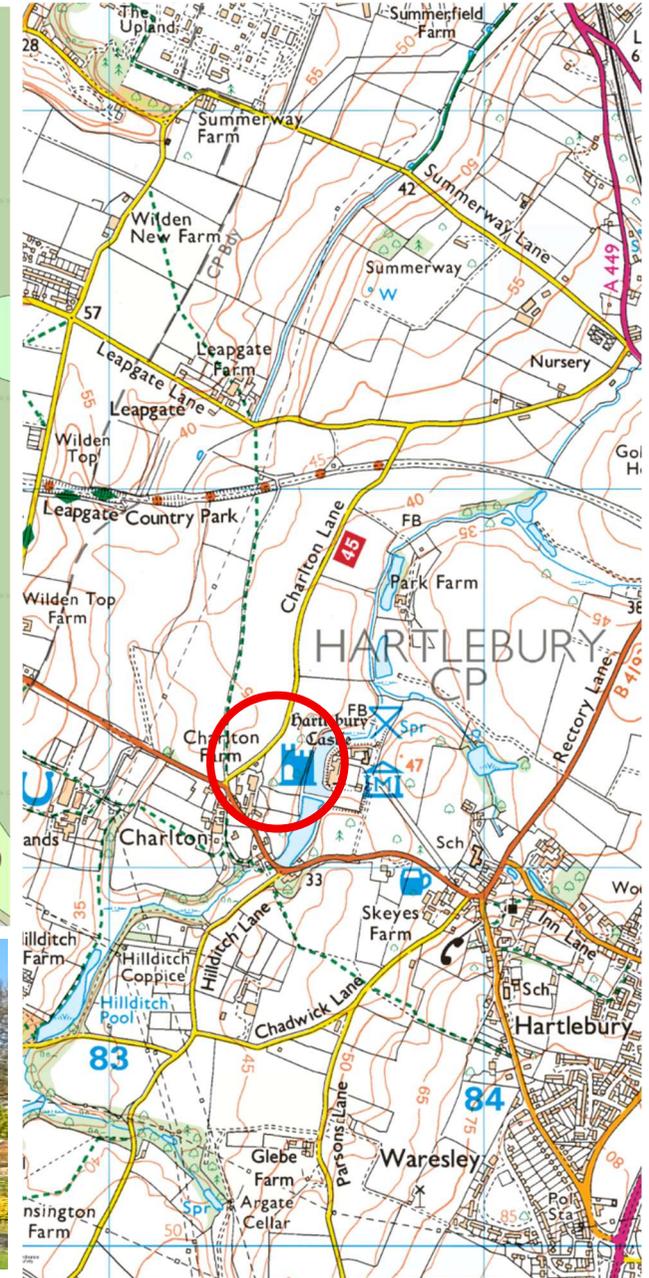
For Sat Nav use DY11 7XZ (Hartlebury Castle). From the A449 take the B4193 signed Hartlebury / Hartlebury Castle and follow signs to Hartlebury Castle and Museum. Turn into the Castle drive and park in the main visitor car park; access to Charlton Pool is then on foot from the car park via the gated fields, as shown on the plan.

Lettings particulars prepared December 2025



Key:

- Fishing Pool:
- Access:
- Parking:



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 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

