



TOWNSEND FISHERIES

ALVELEY | BRIDGNORTH | WV15 6NG





RECEPTION

TOWNSEND FISHERIES

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Kidderminster 6.9 miles | Bridgnorth 8.7 miles | Worcestershire 21.4 miles | Birmingham 24.5 miles
Shrewsbury 28.4 miles | Leominster 34.7 miles
(all mileages are approximate)

A WELL ESTABLISHED, WELL STOCKED FISHERY WITH
AGRICULTURAL FARM BUILDINGS, LOG CABIN AND PARTIALLY
CONSTRUCTED CAFE SET WITHIN 12.81 ACRES

6 Lake Fishery, 1 Stock Pool & 3 Small Grass Paddocks
2 Specimen Lakes & 3 Pleasure / Match Lakes
2 Bedroom Well-Equipped Log Cabin
Café, Bait Accessory Shop, Toilets and First Floor Staff Facility (partially completed)
Range of Steel and Timber Frame Farm Buildings with Development Potential (STP)



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@halls.gb.com

Viewing is strictly by appointment with the selling agents

TOWNSEND LOG CABIN

The Log Cabin enjoys a prime position overlooking several fishing pools and is surrounded by mature trees. Solar panels on the south-facing roof add sustainability. The spacious layout includes an open-plan kitchen/living/dining area with a log burner, large south-facing conservatory, two generously sized bedrooms, bathroom with separate shower, an additional W/C, and a utility/storage room.

THE CAFE & BARN

Townsend Fisheries has planning permission for a Café, Bait Shop, Staff Facility, with café construction already underway. Once completed, it will enhance visitor experience, attract a wider audience such as families, walkers, and tourists and generate additional income. The café offers potential for event hosting, boosting footfall and profitability. The site includes agricultural buildings with potential for conversion (STP) offering further development opportunities. An approved upstairs staff facility adds to the site's commercial appeal.

THE FISHING POOLS

The Fisheries are split into 2 Specimen Lakes, 3 Pleasure/Match Lakes and 1 stock Pool with Commons and Mirrors to 30lbs and Catfish to over 70lbs being all clay bottomed. The pools have undergone regular water testing & have never received any pool dye or alike.

Bottom Specimen Lake (1.5 acres) is the most popular featuring 12 grass/hardcore pegs, allowing up to 9 anglers. It includes 1 large and 2 small islands, with depths ranging from 1–6 feet. The lake is well-stocked with Common and Mirror Carp (15–19lbs, up to 30lbs), Grass Carp (up to 12lbs), and Catfish ranging from 7–77lbs. Top Specimen Lake (approx. 1 acre) has 11 pegs and typically hosts up to 8 anglers. It holds Common and Mirror Carp (10–30lbs), Grass Carp (up to 20lbs), and Catfish up to 55lbs. Fed by a borehole, it's deeper than



the Bottom Lake, with margins at 2 ft before dropping to 9–10 feet. Red Bridge Pool is a uniquely shaped, feature-rich water created by merging 2 smaller pools. Just over an acre in size, it has 17 grass, hardcore pegs and features like a dead oak, small islands and weed beds. Depths range from 3–7 ft, with a marginal shelf between 1–5 ft. Match Lake is a rectangular water featuring 4 conifer-clad islands, with 17 pegs. Depths range from 2–6 ft, averaging around 3 ft, so anglers should check their swim before fishing.

Old Trout Lake, located by the cabin, reaches 6 ft deep and includes a sunken island. Popular for pole, waggler, and feeder fishing, stocked with Roach (9oz–1lb), Perch (similar size), Bream (up to 7lbs), F1 Carp (up to 6lbs), and Common/Mirror Carp in mid-double figures. Stock Lake is a fenced breeding pool for Carp and Catfish and is generally not fished.



VENDORS AGENT

Charlotte Hurley BSc (Hons) MRICS.

Halls Holdings LTD, Gavel House, 137 Franche Road Kidderminster, DY11 5AP

Tel: 01562 820880

M: 07983 271543

E: churley@hallsgb.com

VENDORS SOLICITOR

Catrina Thomas.

Redkite Solicitors

14-15 Spilman Street, West Wales, Carmarthen, SA31 1SR

METHOD OF SALE / TENURE & POSSESSION

The property is offered for sale by private treaty. We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SITUATION

Townsend Fisheries is located in a peaceful rural setting near the village of Alveley, close to Bridgnorth, Shropshire. With easy access to the A442, it offers both tranquillity and convenience. Surrounded by scenic countryside, woodland, and River Severn footpaths, it's ideal for locals and visitors alike. Just 6 miles from historic Bridgnorth, the area benefits from local amenities and strong transport links. The site holds strong potential for leisure, tourism, or business development, with opportunities for expansion or sustainable use, subject to planning.

FIXTURES & FITTINGS

All standard fixtures and fittings—such as light fittings, curtains, blinds, and kitchen appliances—are included in the sale unless stated otherwise. The property is sold as seen, excluding any personal items or additional furnishings not specified. Security cameras are not included. Please confirm specific items with the agent.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is provided to a private Septic Tank (emptied last year).

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 03456 789000

COUNCIL TAX

Council Tax Band – D

DIRECTIONS

What3words ///betraying.coping.impaired

Townsend Fisheries is conveniently located just off the A442 in Alveley, between Bridgnorth and Kidderminster. It's about 6 miles south of Bridgnorth and 9 miles north of Kidderminster, with clear local signage guiding visitors to the entrance near Daddlebrook Road.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

Approximate Area = 1297 sq ft / 120.5 sq m
 Outbuilding = 903 sq ft / 83.9 sq m
 Total = 2200 sq ft / 204.4 sq m
 For identification only - Not to scale



