



Parsons Pools Fisheries  
Market Drayton, Staffordshire



# Parsons Pools Fisheries

Brodder, Market Drayton

Staffordshire, TF9 2PQ

An opportunity to purchase a unique and established fish farm, with 11.32 acres and PP to erect a 3-bed dwelling.

- An excellent opportunity to acquire a unique and established fish farm
- Registered fish farm with 16 spring-fed rearing pools
- Steel framed general-purpose building
- Planning permission to build a 3-bed dwelling
- 11.32 acres in total with grass paddocks.
- Stockproof fencing with secure gated access from Tyrley Road
- Potential for a variety of additional purposes including equestrian, investment and lifestyle property

## Approximate distances (miles)

Market Drayton 2m | Whitchurch 15m

Stoke-on-Trent 15m | Stafford 18m

Telford 21m | Shrewsbury 23m

## Situation

Situated near the market town of Market Drayton, Parsons Pools is located to the south of the village of Almington, off Tyrley Road and lies adjacent to the Coal Brook, which is a tributary of the river Tern.

Located in Staffordshire, Parsons Pools is close to both the Shropshire and Cheshire borders.



## Description

Parsons Pools Fisheries is a purpose-built fish farm which has been selling and rearing coarse fish for 30 years. The spring-fed pools are stocked with a wide range of coarse fish including mirror and common carp, crucian carp, tench, roach and bream etc. It has been run as part of a family business and offers a wide range of uses.

The property is based over 11.32 acres, which includes a total of 16 ponds and level grazing paddocks. All the land is stock proof fenced with security gates at the road access.

There is a steel portal framed building with concrete base and roller shutter doors. This general-purpose building is used for the housing of stock feed and machinery.

The site has planning permission to erect a 3-bed dwelling. The proposed layout includes a kitchen and utility with cloakroom, dining room, living room and an office on the ground floor. The first floor includes 3 double bedrooms, one with an en-suite and a family bathroom. A material commencement has been made on this building and acknowledged by the Council. Therefore, the planning permission does not have a termination date.

## Local Authority

Staffordshire County Council

[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

## Easements, Wayleaves and Public Rights of Way

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way.



## Town and Country Planning Act

The property notwithstanding any description contained within these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may not come to be in force but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them.

## Basic Payment Scheme

No entitlements are included in this sale

## Sporting Rights

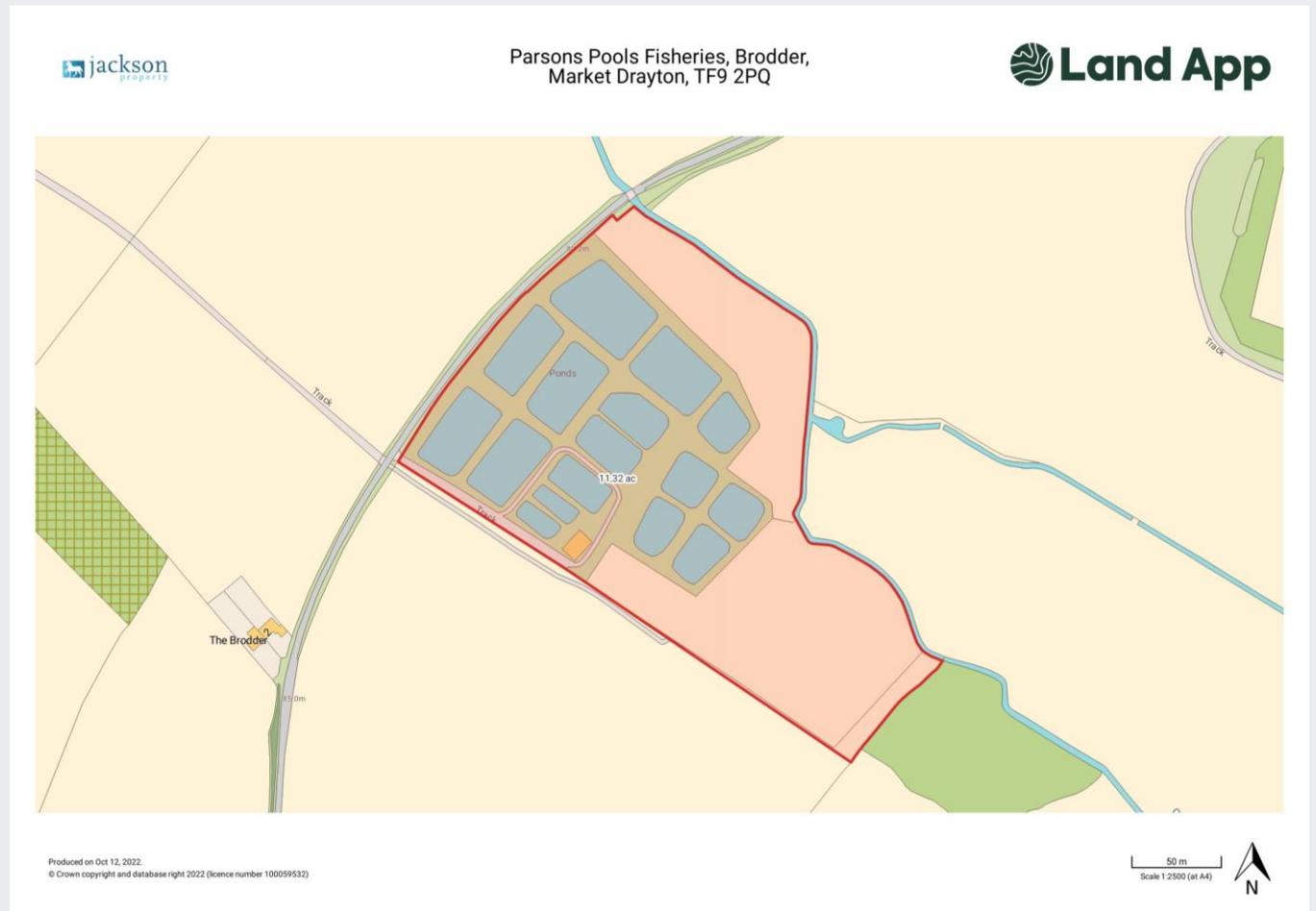
Sporting rights on this property are included in this sale

## Tenure

Freehold with vacant possession

## Viewings

Please contact Jackson Property on 01948 666695 or 01743 709249 or [info@jackson-property.co.uk](mailto:info@jackson-property.co.uk)



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