



FennWright
Water & Leisure

Crabtree Pool, Nr Much Wenlock, Shropshire

Secluded 18th Century Estate Lake and Carp Fishery



Introduction

Crabtree Pool is an old estate lake that lies deep in the heart of the Shropshire countryside. The site extends to a total of 5.15 acres (2.1ha).

Location

The property is located approximately 0.5 miles north of the village of Brockton. The market town of Much Wenlock is 5 miles distant. Bridgnorth 9 miles, and Shrewsbury 17 miles.

History

Hidden in a wooded valley near Wenlock Edge, the lake's construction dates back to the 18th Century. The lake was re-excavated and remodelled in the late 1980s, after which it became a private syndicate. Having been left to wild until 2022, the lake has now had a complete restocking, and has become a prime and very mature water that is steeped in wildlife, fauna and complimented by beautiful surroundings.

Crabtree Pool

The lake is constructed online, with an inlet and outlet over the dam. The water area extends to approximately 2.1 acres with shallows and depths of up to 10 feet. Features include weed beds, lilly pads, rushes and a small island. A total of 10 swims. The lake has the benefit of a boathouse, situated on the southern bank.

There is a locked gated access leading to a generous car parking area. The site is fenced, with a 4 ft wire mesh fence and timber posts.

Restoration

Crabtree Pool was de-silted and excavated in 2019. A fresh stock of carp were introduced and the perimeter fence erected. An additional stocking 2025 has added a further 15 carp between 23lbs to 28lbs.

Fish stock

The lake is stocked with a total of approximately 65 fish, predominantly mirror carp, zip linears and a few old English common carp. The current stock range in size up to 28lbs+.



Planning & Development

Planning permission via Certificate of Lawful Development Ref. 24/04547/CPE was granted in March 2025 for use as a commercial fishery.

Pricing

The fishery is currently operated on an exclusive booking basis with up to four anglers permitted at any one time. Prices available on the website.

Website

crabtreefisheries.com

Services

Mains water supply. Portable toilet.

Agents' Notes

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct.

Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

Local Authority

Shropshire Council

Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. Postcode is TF13 6JS

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!



FennWright.

Water & Leisure

Viewing strictly by appointment
with the sole agents:

Fenn Wright
Water & Leisure Dept.
1 Tollgate East
Colchester, Essex,
CO3 8RQ

Tom J Good BSc (Hons) MRICS

01206 216546
07860 427054
tjg@fennwright.co.uk

fennwright.co.uk
fisheries4sale.com



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

