



**Lamb Pool, Alvecote Pool and Land,
Linden Lane, Alvecote, Tamworth**



Lamb Pool, Alvecote Pool and Land, Linden Lane, Shuttington, Tamworth, Staffordshire, B79 0DR

A unique opportunity to purchase 119.39 acres (48.32 ha) of fishing pools, grassland and banks, including some 900 meters of fishing rights along the River Anker, forming part of Alvecote Pools Nature Reserve. For sale by private treaty in three lots or as a whole.

Lot 1 O.I.R.O - £250,000

Lot 2 O.I.R.O - £200,000

Lot 3 O.I.R.O - £40,000 - £50,000

Location

The land is located between the village of Shuttington and hamlet of Alvecote, in north Warwickshire. Tamworth is approximately 3 miles southwest and boasts a wide range of amenities including various shops and stores, a train station, multiple bus stops and a hospital. Birmingham city centre is some 20 miles south west and Walsall is some 20 miles west.

Directions

Leave the M42 at Junction 10 Tamworth and follow the B5080 (Pennine Way) for 1.4 miles. At the roundabout take the 1st exit onto the B5000 (Glascote Road), before following Mercian Way for 1.2 miles. At the roundabout follow signs for Shuttington, and take the second exit down Tamworth Road for 0.2 miles. Continue onto Shuttington Lane and over the railway bridge onto Polesworth Road.

For Lot 1, continue along Polesworth Road and proceed towards Shuttington following the sign post for Tamworth at the triangle; the lot will be on the right-hand side before rising up the hill to Shuttington, and is identifiable by a Bagshaws For Sale board. Lot 2; following the directions as above but stay on Polesworth Road forking right at the triangle, signposted Polesworth. The gateway is indicated by a Bagshaws for Sale board.

Lot 3 can be accessed by following the directions as above. Proceed on to Linden Lane. Follow Linden Lane for 1 mile and proceed under the M42 bridge, the gateway is on the right hand side and identified by a Bagshaws for Sale board.



Description

A rare opportunity to purchase quality fishing pools, a large stretch of fishing rights along the River Anker and agricultural/ amenity land. This sale provides an opportunity for a commercial business, for a fishing enthusiast, for amenity purposes or those interested in nature conservation. In all, the pools and land at Shuttington extends to 119.39 acres (48.32 ha) and is offered for sale in three lots or as a whole.

Lot 1 and 2 are within Alvecote Pools Site of Special Scientific Interest (SSSI) and it was considered to be one of the most diverse and extensive wetland areas in the county. Alvecote Pools supports a regionally important bird community and attracts many different bird species every year. The site also supports varied and unusual plant and invertebrate species. The SSSI designation means that the pools, wetland and land should be sympathetically managed to protect, prevent deterioration and improve the habitats.

Lamb Pool - Lot 1:

Lamb pools banks and woodland extend to 16.22 acres (6.56 ha), with approximately 10 acres of water which includes the main pool and smaller stock pond. The well-stocked pool offers 44 fishing pegs, a car park and CCTV security. A fantastic selection of carp, brown and rainbow trout, bream, pike, rudd and roach as well as chub were present in the pool after the most recent survey. The pool is varied in stock and makes for excellent fishing. It is understood that carp in the main pool can range from 10lb to around 40lb at their largest and the trout weigh up to 10lb. The pool is accessed off the main road into Shuttington and through secure gates into a large car park. The pool has very attractive, mature surroundings with many mature trees, and a good access path to the well maintained pegs around the pool. Lamb pool provides an ideal site for an angling club, fishing business opportunity or for individuals passionate about fishing.

Alvecote Pool - Lot 2:

Lot 2 extends to 97.31 acres (39.38 ha) made up of approximately 49 acres of water through which the River Anker runs. Alvecote pool is the largest body of water within lot 2 at 29.95 acres (12.12 ha). The pool contains a variety of fish and it is reported that brown and rainbow trout swim within the river. Teal pool to the north east of the plot only holds flood water in the winter and it is our understanding that consent has been granted for works to enable this to retain water and be utilised as a further fishing pool, but no works have taken place to date. To the eastern end of the plot, the property includes the southern half of muddy pool, and fishing is available off the southern bank. This is accessed via an access road adjoining the railway line off Alvecote Lane, which leads to a small car park, within the sale area.

The remaining area of land comprises areas of grazing land, scrub and amenity grassland, which is in need of some management and improvement works in order to bring back into a good condition and to be suitable for grazing. The land is within a SSSI and is recorded to have one of the most extensive species lists for plants and animals as well as boasting a variety of habitats including fen, reed, pasture and open waters. The land would be ideal for any nature enthusiast or someone looking to enhance and utilise its natural capital potential. The land can be accessed via 3 gateways; one off Polesworth Road, one of Linden Lane and one being via the right of way (shown brown on the plan) by the railway line.

To the western end of the site just off Polesworth Road, there is a small and separate area of woodland including a pool, the site extends to 5.83 ac (2.36 ha). There is no vehicular access in to this pool.

Land off Linden Lane - Lot 3:

An opportunity to acquire 5.49 acres (2.22 ha) of grazing divided into two fields, by the M42 bridge. The area to the eastern side of the motorway has frontage to the River Anker and the western paddock can be accessed under the motorway bridge. The lot includes fishing rights along the river Ankers northern bank. Which is approximately illustrated between points A and B with a green dotted line on the plan included on these sales particulars, which extends to some 900 meters.

HS2 – The southern part of Lot 3 has been safeguarded for HS2 phase 2B, and the current proposal is that a viaduct will cross over the land.

General Information:

Services:

Purchasers must make their own enquiries in relation to the availability and suitability of all services.

Rights of Way, Wayleaves and Easements:

A public footpath runs from the mid point of the northern boundary of Lamb Pool (lot 1) to the roadside in the south west corner. A public footpath runs from Polesworth road across the southern side of Alvecote pool (lot 2). A right of way, shown edged brown on the plan included on the sales particulars has been granted in order to access the south side of Lot 2, from Alvecote Lane. The property is sold subject to and with the benefit of all rights of way, wayleaves or easements whether mentioned in these particulars or not.

Timber, Mineral and Sporting Rights

The mineral rights are excluded from the sale.

As far as we are aware the sale includes all timber and sporting rights that exist on the property.

Tenure and Possession:

The property is to be sold freehold with vacant possession available upon completion.

The pools are currently fished by West Mercia Angling club.

There is a restrictive covenant in favour of a previous owner for development excepting that for the purposes of agriculture, equestrian, ornithological or sporting activities including fishing and creating car parks and club houses for those participating in such activities, or an agricultural workers dwelling. A payment of 50% of any increase in value of the relevant property subject to any other planning consent, is due on disposal of the property or implementation of the consent, for a period of 25 years from 2011.

Local Authority:

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Method Of Sale:

The property is to be sold by private treaty as a whole or in three lots.

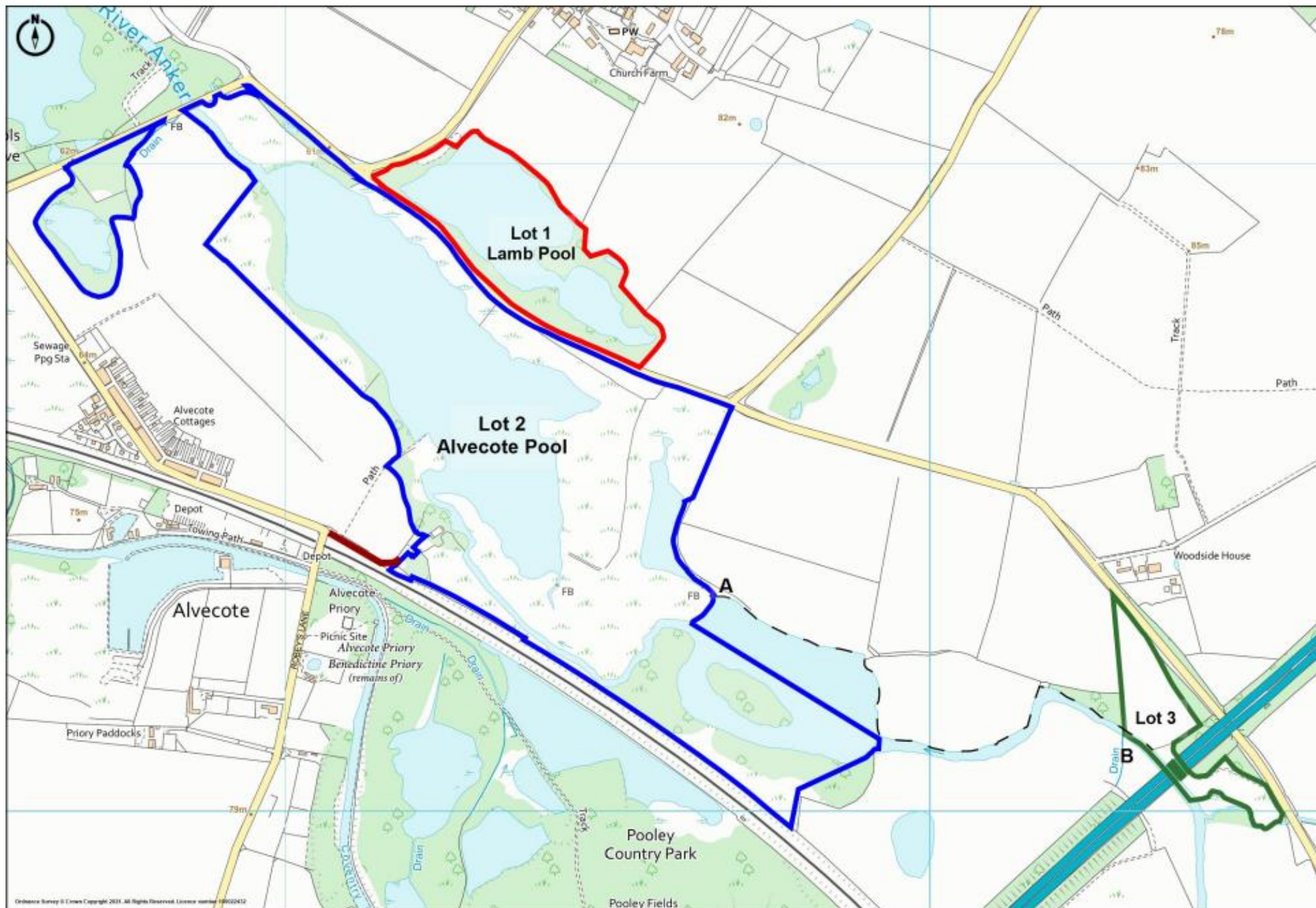
Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

Viewing:

Viewing is strictly by appointment only. Please contact the Penkridge office on 01785 716600 or email penkridge@bagshaws.com to arrange a time. Please exercise caution when viewing the





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Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

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