

Land at Dodds Green Lane, Burleydam, Nr Whitchurch, Shropshire, SY13 4AW

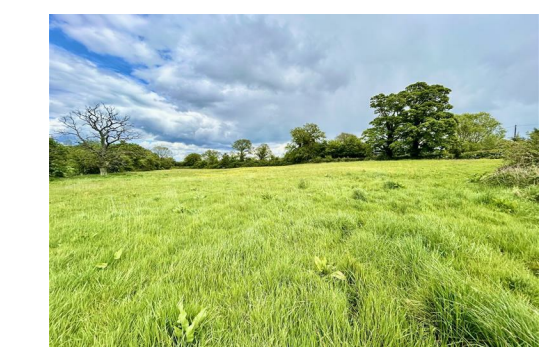


For Sale by Public Auction

Auction Guide Price £25,000

Land at Dodds Green Lane, Burleydam, Nr Whitchurch, Shropshire, SY13 4AW

This is a rare opportunity to acquire a parcel of amenity land measuring 2.66 acres in the South Cheshire countryside close to Burleydam. The land has road access and a water supply. It is ideal for those looking for some extra land to graze animals. The land is being sold at auction on 24th July 2026.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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- **For Sale by Public Auction**
- **2.66 Acres of Amenity Lane**
- **Direct Road Access**
- **Water Connected to the Land**
- **Auction 24th July**
- **Ideal for Grazing**

Location

The land is located off Dodds Green Lane, Burleydam in a popular semi rural location between Whitchurch & Nantwich. There is a local pub and restaurant called The Combermere Arms about a 1/4 of a mile from the property and the popular village of Audlem is less than 3 miles away. Audlem has an excellent range of local shops, pubs and restaurants. There are other local services including primary school, leisure facilities including the canal.

Brief Description

Halls are delighted to be instructed to sell the land at Dodds Green Lane by public auction on the 24th July 2026 at our Battlefield Sales Room.

The land measures 2.66 acres and has direct road access through a gate and a water supply. The land has previously been used for grazing and would make an ideal small equestrian centre subject to planning. The land offers a flat area at the top for stabling, paddocks and a possible arena and the land gently slopes down to a small brook which forms part of the boundary. We advise interested parties to read through the contract pack and verify all information regarding to the services.

Directions & What 3 Words

From Whitchurch drive towards Nantwich and after about 4 miles turn right for Burleydam and Audlem. Follow the road for about 1/2 a mile and turn left into Dodds Green Lane opposite the Combermere Arms. Drive down Dodds Green Lane for about 1/2 a mile and the land is located on the left hand side marked by the Halls board.

What 3 Words ///brick.facing.dumplings

Auction AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1803 150526

Local Authority - Cheshire East

Cheshire East Council.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Method of Sale

Land at Dodds Green Lanewill be offered for sale by Public Auction on Friday 24th July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

Contract & Special Conditions of Sale (Legal Pack)

The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors Oliver Lewis of Hibberts solicitors prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyers Premium as noted on individual lots. This is additional to the purchase price and set as follows. Sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT. (£4,800 incl VAT). Sale price of £24,999 or less: fixed fee of £2,000 plus VAT. (£2,400 incl VAT)

Guide Price & Reserve

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.