



# LAND AT DODDS GREEN LANE

BURLEYDAM | NR WHITCHURCH | SHROPSHIRE | SY13 4AW

**Thinking of selling your land or buildings?** We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

**Do you require Planning and development advice?** Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at [www.hallsgb.com](http://www.hallsgb.com).

**Do you require finance or funding advice?** We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

**Do you require rural professional advice?** Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.



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.

**Halls 1845**  
**WHITCHURCH SALES**  
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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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

**Auction Guide Price £25,000**

## KEY FEATURES & DETAILS

- 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.

### 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.

