Wright Marshall
Estate Agents



(LOT 2) LAND AT HEYWOOD LANE | AUDLEM | CHESHIRE | CW3 0ES | GUIDE PRICE £40,000 - £50,000 PLUS







A valuable area of FREEHOLD agricultural land with easy road access from the A529.

Extensive pasture land which may offer buyers potential alternative uses,
subject to any necessary consents.

The gated road access opens to the attractive irregular shaped paddock which features a meandering Brook forming one of the boundaries.

Extending to approx. 3.38 Acres.

FOR SALE BY INFORMAL TENDER ON FRIDAY 20TH NOVEMBER 2026
(subject to conditions & prior sale).

GUIDE PRICE £40,000 - £50,000 PLUS





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the centre of the charming village of Audlem turn right by the historic Church.

Proceed over the canal bridge & turn left into Green Lane (signposted Market Drayton). Continue through the 40mph area and turn right into Heywood Lane where the property will be located on the right hand side marked by our for sale board.

AUDLEM VILLAGE (PICTURED RIGHT & ABOVE)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.



NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



INFORMAL TENDER PROCEDURE

FOR SALE BY INFORMAL TENDER ON FRIDAY 20TH NOVEMBER 2026 AT 12 NOON. (Subject to Conditions & Prior Sale).
GUIDE PRICE £40,000 - £50,000 PLUS.

Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office. Tenders are to be submitted in writing by 12 noon on Friday 20th November 2026 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB.

Please contact Louise on: louisechapman@wrightmarshall.co.uk / 01270 625410 if required.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The holding is sold subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or otherwise.

TOWN & COUNTRY PLANNING ACT

The property, not withstanding any description contained within these particulars of sale, 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 and also subject to any statutory provision or by-law, without obligation of the vendor to specify the same.

OS SHEET AREA

The sale plan is to be used for identification purposes (not to scale).

SERVICES

Mains water is not presently connected in working order but is available by negotiations with an adjoining landowner via a sub-metered arrangement.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.



ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

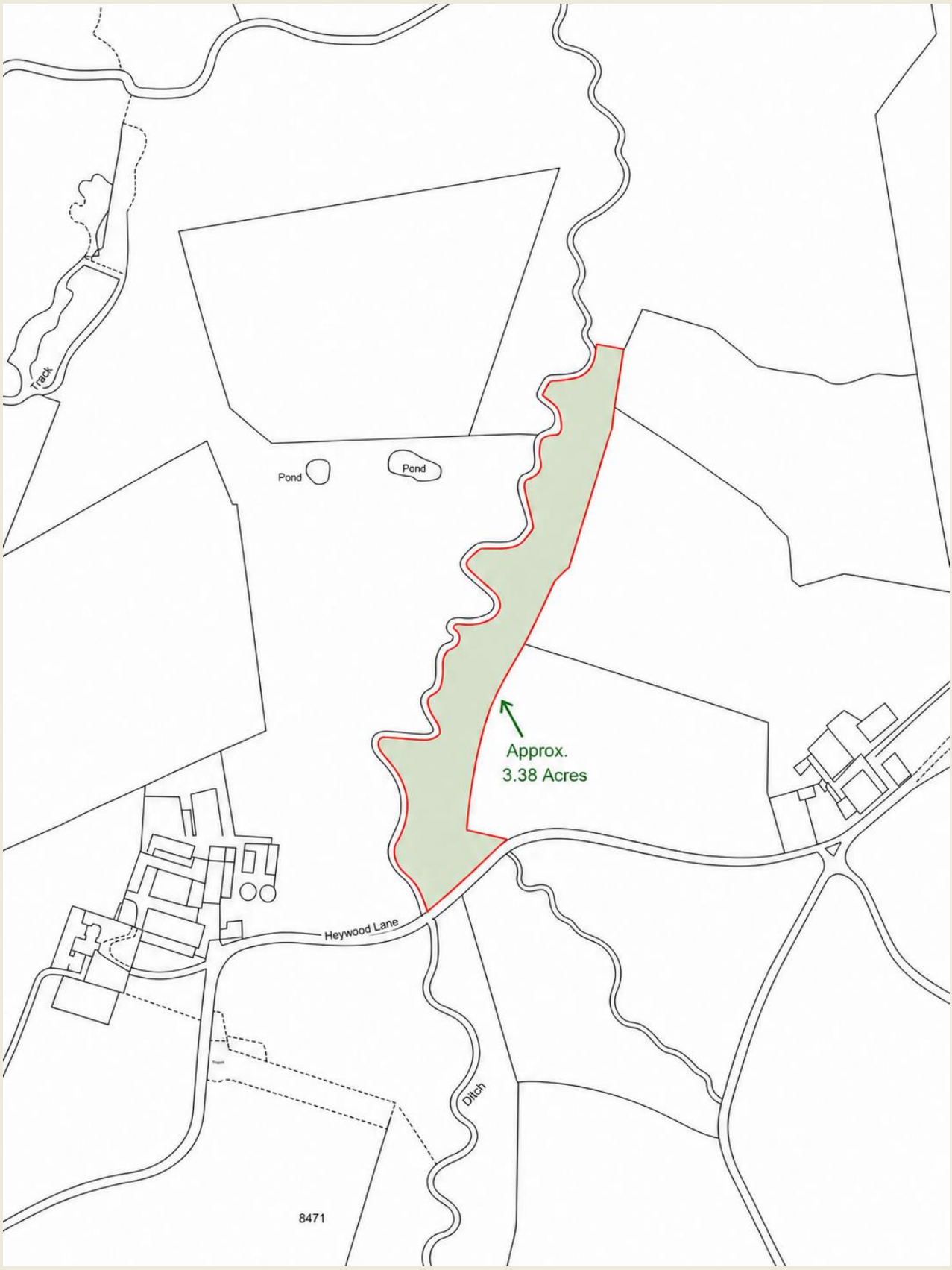
Your home may be repossessed if you do not keep up repayments on your mortgage.











Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall
56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk