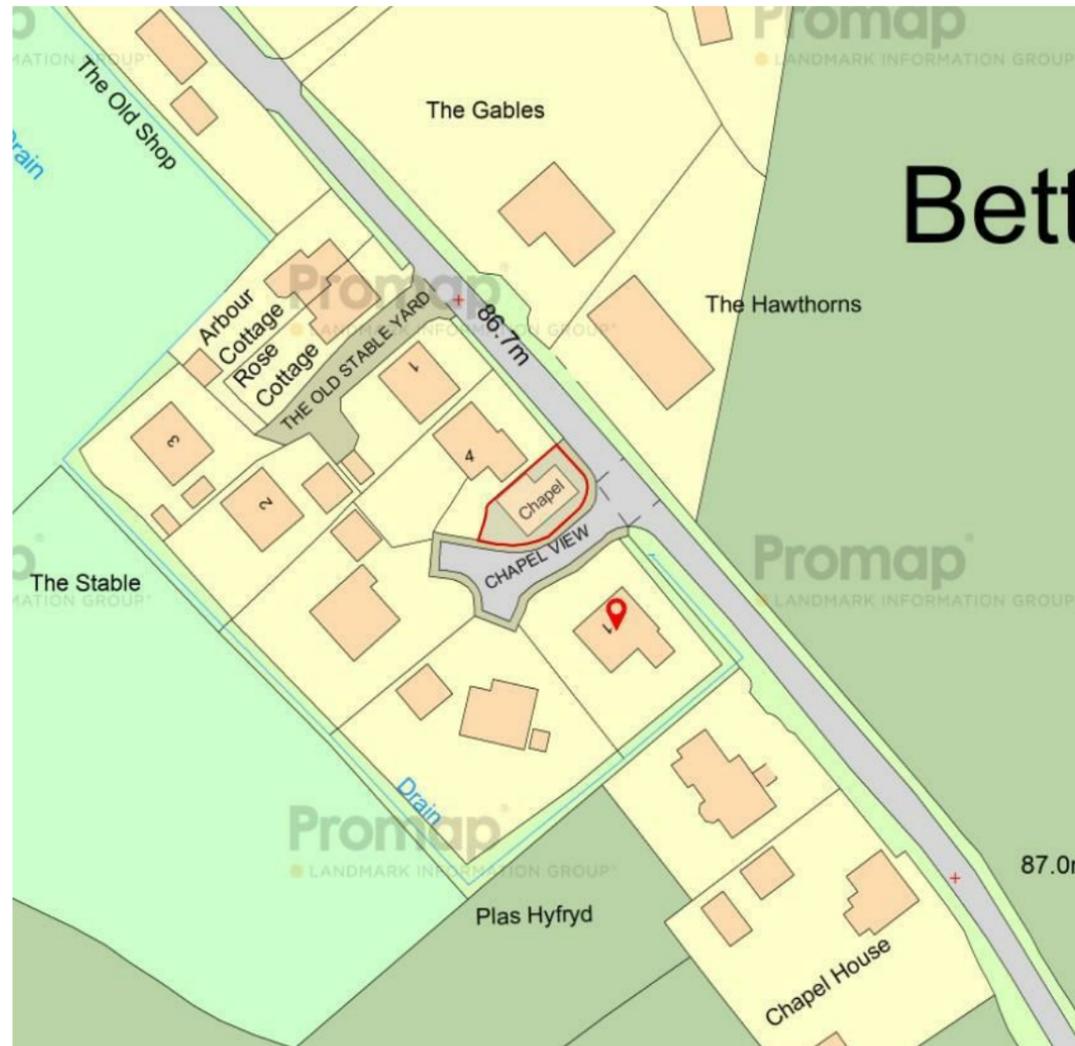


FOR SALE



Bettisfield Methodist Church, Cadney Lane, Bettisfield, Whitchurch, SY13 2LN



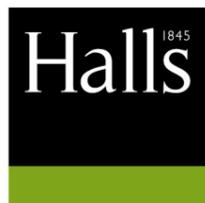
FOR SALE

Auction Guide Price £30,000 - £40,000

Bettisfield Methodist Church, Cadney Lane, Bettisfield, Whitchurch, SY13 2LN

**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.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire SY12 0AW  
Email: ellesmere@hallsgb.com



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Ellesmere (5 miles), Wem (6 Miles), Whitchurch (8 miles), Shrewsbury (16 miles) and Chester (26 miles).  
 (All distances approximate).



- **Methodist Chapel of Great Character**
- **Extensive External Accommodation**
- **Including Vestry, Kitchen and Bathroom**
- **Garden/Parking Area to Rear**
- **Popular Edge of Village Location**
- **Excellent Renovation Project**

**DESCRIPTION**

Halls are favoured with instructions from Shropshire & Marches Methodist Circuit to offer Bettisfield Methodist Church for sale by Public Auction.

The chapel is a primitive Methodist Ebenezer Chapel which was originally constructed in 1879 and retains numerous interesting features to include a vaulted ceiling and timber pulpit.

The chapel, therefore, has immense potential for a variety of alternative usages such as a residential dwelling, Airbnb, offices, gym, meeting rooms etc (subject to the necessary Local Authority Planning Consent).

The size of the internal accommodation is a major feature of the chapel currently comprising a Chapel, Vestry, Kitchen and Bathroom. There is good head height in the chapel area making provision of a second floor possible (subject to LA consent).

Outside, the property has a gravelled area to the rear which would be ideal for a patio garden or for car parking.

Halls, the Auctioneers, strongly recommend an immediate inspection of the chapel to appreciate its unusual nature, the excellent and convenient location and the possibilities which it has to offer.

**SITUATION**

The chapel is situated in a peaceful rural location on the edge of the noted village of Bettisfield which is well known for its walks and proximity to the Mosses and the Llangollen canal. Whilst enjoying this location it is within easy motoring distance of the North Shropshire towns of Ellesmere (5 miles), Wem (6 miles) and Whitchurch (8 miles), all of which, have an excellent range of local Shopping, Recreational and Educational facilities. The county towns of Shrewsbury (16 miles) and Chester 26 miles) are also within a comfortable drive, both of which, have a more comprehensive range of amenities of all kinds.

**DIRECTIONS**

From Ellesmere take the A495 south, through the village of Welshampton, for just under 4 miles and turn right signposted Bettisfield. Continue into the village and turn left on to Cadney Lane. After a short distance Bettisfield Methodist Church will be found on the right hand side identified by a Halls 'For Sale' board.

W3W - ///puzzle.launch.intrigues

**THE ACCOMMODATION COMPRISES:**

An external Entrance Porch (1.38m x 0.67m) with Front Entrance Door opening into the:

**CHAPEL**

25'11" x 16'4" (7.90m x 4.98m)  
 Floor to ceiling height of approx. 4.76m, with a fitted carpet as laid, double glazed windows, pine panelling to lower elevation, timber Pulpit, electric wall heaters and door in to the:

**VESTRY**

10'7" x 5'8" (3.25m x 1.73m)  
 With a partly glazed door into the:

**KITCHEN**

10'5" x 5'5" plus 5'7" x 2'10" (3.18m x 1.67m plus 1.72m x 0.87m)

The room is 'L' shaped with a Thermoplastic tiled floor, a stainless steel sink unit (C) with a Redwing water heater, a range of roll topped work surfaces with base units below and tiled splash, an Ignis Oven with Ignis four ring hob unit above, double glazed window to rear elevation and door in to an:

**INNER LOBBY**

5'6" x 3'10" (1.7m x 1.17m)  
 With fitted shelving and door in to a:

**BATHROOM**

7'11" x 5'6" (2.42m x 1.7m )  
 With a low flush WC, hand basin (C) with Triton water heater and opaque double glazed window to rear elevation.

**OUTSIDE**

To the rear of the property is a gravelled area which has potential for making into a patio garden or for car parking, (or both).

**SERVICES**

We understand that the Church has the benefit of mains water and electricity. Drainage is to a private system.

**TENURE & POSSESSION**

We understand that the Chapel is of freehold tenure and vacant possession will be given on completion of the purchase.

**METHOD OF SALE**

The Chapel will be offered for sale by Public Auction on Friday 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. 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 Chapel 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 MFG Solicitors, 9 Corve Street, Ludlow, Shropshire SY8 1DE, 01584 873156 (Mr Peter Stephens) 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**

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3000, plus VAT (£3,600). This will apply if the Chapel is sold before, at or after the Auction.

**\*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.

**\*\* IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated 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 [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).