

# FOR SALE

## WOODLAND TO THE NORTH OF BOW WOW, SOUTH CERNEY GL7 5XH

(approx. postcode)

0.75 acres (0.30 hectares) of land Freehold with Vacant Possession

### OFFERS IN EXCESS OF £10,000

South Cerney – 0.5 miles | Cirencester – 3.5 miles | Swindon – 10 miles  
(All distances are approximate)

#### Land Details

A unique opportunity to purchase a secluded parcel of woodland located on Bow Wow, South Cerney. The woodland borders a historic canal which is now disused.

A public right of way runs along the northern boundary of the woodland. The woodland can be accessed from Bow Wow.

#### Access

Access to the woodland is obtained from the public highway to the south of the site, along the road known as Bow Wow. The entrance to the woodland is directly from the road.

#### Services

As far as we are aware, the land does not benefit from any services, however we understand there is good mobile signal, including 5G coverage.

#### Location

What3Words online platform reference: ///treaty.skims.impose

Marked with a red circle on the location plan.

#### Rights of Way and Easements

None as far as we are aware.



#### Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale so far as they are owned.

#### Tenancies and Agreements

The property is owner occupied. Vacant Possession will be available on completion.

#### Designations and Environmental Matters

The property has an Agricultural Land Classification of Grade 3. No other designations as far as we are aware.

#### Method of Sale

The freehold of the property is offered for sale as a whole by Informal Tender. All offers must be submitted in writing on the Tender Offer form to [felicity@webbpaton.co.uk](mailto:felicity@webbpaton.co.uk) by 12pm on Wednesday 09 September 2026.

Please note that the vendor is not required to accept the highest or indeed any offer in respect of this transaction.

#### Viewings

Interested parties may inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. The vendor and their selling agents cannot be held liable for any injuries sustained during viewings. All viewing parties are reminded it is their decision as to what they deem safe to inspect and to do so is at their own risk.

#### Directions

From the A419 head along the spine road (B4696) for approximately 0.7 miles. Turn right onto station road and continue for 1 mile into South Cerney and then turn right onto Clarks Hay. Continue on Clarke Hay for 0.1 miles. Immediately after the Old George Inn and part way across the bridge, turn right onto Bow Wow and continue along the road for approximately half a mile.

#### Enquiries and Further Information

All enquiries should be made to Felicity Wright or Mark Webb at WebbPaton, The Dairy, Hook SN4 8EF. Telephone: 01793 842055. Email: [felicity@webbpaton.co.uk](mailto:felicity@webbpaton.co.uk) or [mark@webbpaton.co.uk](mailto:mark@webbpaton.co.uk)



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SOUTH CERNEY, GL7 5XH

webbpaton

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0.75 acres (0.30 hectares) of woodland situated in the Gloucestershire countryside



## IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.
- 6) Particulars and photos – July 2026.

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