

An aerial photograph of a vast, vibrant green field in the foreground, bordered by a thick, dark green forest. Beyond the forest, a series of rolling hills and fields are visible, some with reddish-brown soil. The horizon is flat under a clear blue sky with a few wispy clouds.

SISTERS WOOD
Cirencester, Gloucestershire

MOORE ALLEN
& INNOCENT

SISTERS WOOD

WELSH WAY, CIRENCESTER, GLOUCESTERSHIRE

49.54 ACRES (20.05 HECTARES)

GUIDE PRICE £350,000

FOR SALE BY PRIVATE TREATY

DESCRIPTION

Nestled in the heart of the Cotswolds National Landscape (formerly known as an AONB), just two miles north-east of Cirencester in the Gloucestershire countryside, Sisters Wood presents a rare and exciting opportunity for prospective purchasers.

Extending to approximately 49.54 acres, the property is accessed predominantly via a private gated entrance from the Welsh Way. The land is primarily level topography, with soils principally comprising chalk and limestone, characteristic of this highly sought-after Cotswold landscape.

Sisters Wood represents an excellent opportunity for purchasers seeking amenity land, conservation and biodiversity interests, recreational use, or a long-term strategic rural investment.

HISTORY

Sisters Wood is a mixed woodland with a central ride running north to south. The wood was planted in the early 1800s by the two Master sisters who lived in the Abbey House in Cirencester. Beech is the predominant broadleaf species alongside oak, ash, western red cedar, birch and holly. At the southern end of the wood is a fine stand of Douglas Fir. A row of 200-year-old yews run alongside the main ride which was laid down for horse and carriage access when planted.

VIEWING

Strictly by prior appointment through the sole Selling Agents (01285 648115).

METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole, with vacant possession on completion.

SERVICES

There are no services connected to the property.

OUTGOINGS

There are no known outgoing associated with the property.

LOCAL PLANNING AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel. 01285 623000.

RIGHTS OF WAY

There are no formal rights of way over the Property, however, there was a permissive footpath that ran through the centre. Notice was given on 23rd June, 2026, of its closure.

BOUNDARIES

Not all of the boundaries of the property are currently fenced however there is a drystone wall at parts.

ACCESS

Access to the property is taken directly from the Welsh Way.

SPORTING, TIMBER AND MINERALS

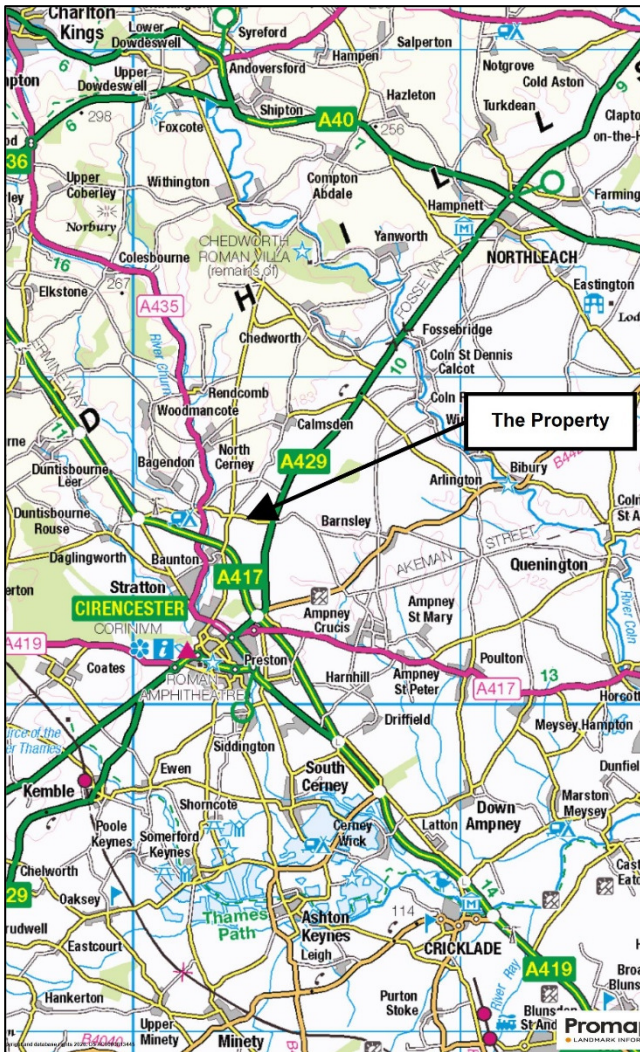
The sporting rights, standing timber and mineral rights, as far as they are owned, are included in the sale.

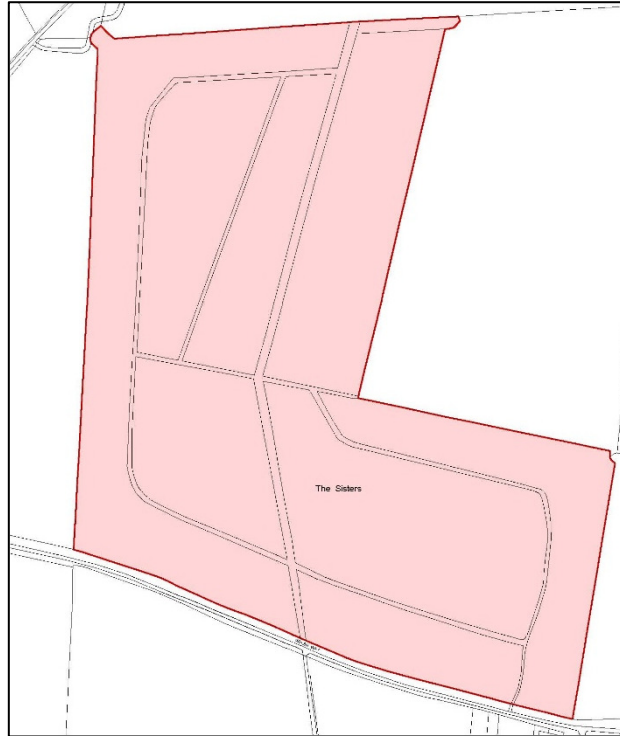


DIRECTIONS

From the A417 take the access signposted to Cirencester. Follow signs to Stow. Take the A429 for approximately 2 miles. You will reach a left-handed turning, known as Welsh Way. The Property will be found signposted on the righthand side of the road after approximately 0.5 miles.

What3Words: [///impulses.crumb.incline](https://www.what3words.com/impulses.crumb.incline)





MONEY LAUNDERING REGULATIONS

Prospective purchasers should be aware that in the event that their bid is successful, they will be required to provide us with the documents in relation to Money Laundering Regulations.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are

kept informed with regard to the progress of the sale.

Moore Allen & Innocent LLP for themselves and for the Seller of this property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract.
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- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property.
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and

while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.



33 Castle Street, Cirencester,
Gloucestershire GL7 1QD

01285 648115

mooreallen.co.uk