



## Polestar Wood Isle of Wight

Polestar Wood is part of a large unspoilt area of woodland in rural east of the Isle of Wight where private ownership by woodland enthusiasts can ensure the ongoing protection of this woodland and enjoyment for the small woodland owner for generations to come.

### Details

**Price:** £89,000 Freehold

**Location:** Ryde, Isle of Wight

**Size:** About 4  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 196

**Grid ref:** SZ 599 898

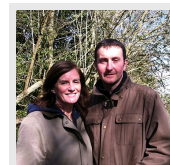
**Nearest post code:** PO33 1QL

### Local manager

**Daniel Sharp**

07780 900192

[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

This part of the island is an undisturbed enclave where there is little intrusion from the sights and sounds of busy modern life. The woodland takes its name from this area, which features on 'dark skies' maps as a place where the absence of light pollution allows for excellent views of the constellations and opportunities for low light photography. This International Dark Sky Association (IDA) recognition is pending formal approval to join an important and increasingly rare global community of protected [star gazing locations](#).

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

---

### Trees

Predominantly mature conifer; there are areas near the entrance of mixed broadleaf species, including birch, ash and hazel. There is also an impressive element of mature oak both along the western boundary and also landmark specimens in the woodland clearings joined by the trails running through the centre of Polestar Wood.

---

### Wildlife

Situated along a well made track, Polestar Wood is a fantastic opportunity to engage in the long term stewardship of this thriving natural environment, where a variety of wildlife including, deer, foxes and numerous bird species currently make their home.

---

### Access, tracks and footpaths

A parking area at the entrance to the wood is the entry point into the unique environment of mature coniferous woodland, including examples of oak and hazel, along with large sunny clearings of dense ground cover and shrubbery that is such a haven for the wildlife. There is a cleared parking area at the entrance from where a path leads deep into the wood. Another track runs up the eastern boundary, where there is an alternative access point into Polestar Wood. There are no public footpaths through the wood.

---

### Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

---

### Activities

The opportunity to camp in your own woodland and observe and enjoy the natural environment at close quarters is a true delight. The effect of the evening sunlight through the trees at the western edge of Polestar Wood is truly uplifting.

---

### Local area and history

The climate and location of the island has drawn other cultures over the centuries who have left their mark. Notable amongst these is the extensive Roman presence now well preserved at the Brading Roman Villa and visitor centre near the wood.

---

### How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

---

## Directions

The Isle of Wight is easily accessed by ferry from Portsmouth (Fishbourne), Southampton (Cowes) and Lymington (Yarmouth). Additional passenger only ferry services operate between Southampton and West Cowes and Portsmouth and Ryde. The nearest crossing point to the wood is Ryde. From here head south on the A3055 Brading / Sandown Road proceeding straight over the roundabout at Tesco supermarket as you leave the town. Continue for a further mile or so and then take the turning into Harding Shute on your right just after the 'Woodlands for Sale' board on the A3055. After a further 150 metres you will see the gate and signboard at the wood entrance. This gate is kept locked for security but you can contact Daniel 07780 900192 for the code to the combination padlock. Please make sure this gate is kept secured during and after your visit.

There is plenty of space inside the gate to park and then enjoy the walk from here up the track through the surrounding woodland.

Follow the track straight ahead for 600 metres and as the track bears sharply round to the left continue for a further 80 metres past a turning to your right and then after another 60 metres you will observe the blue coloured markings and name sign for

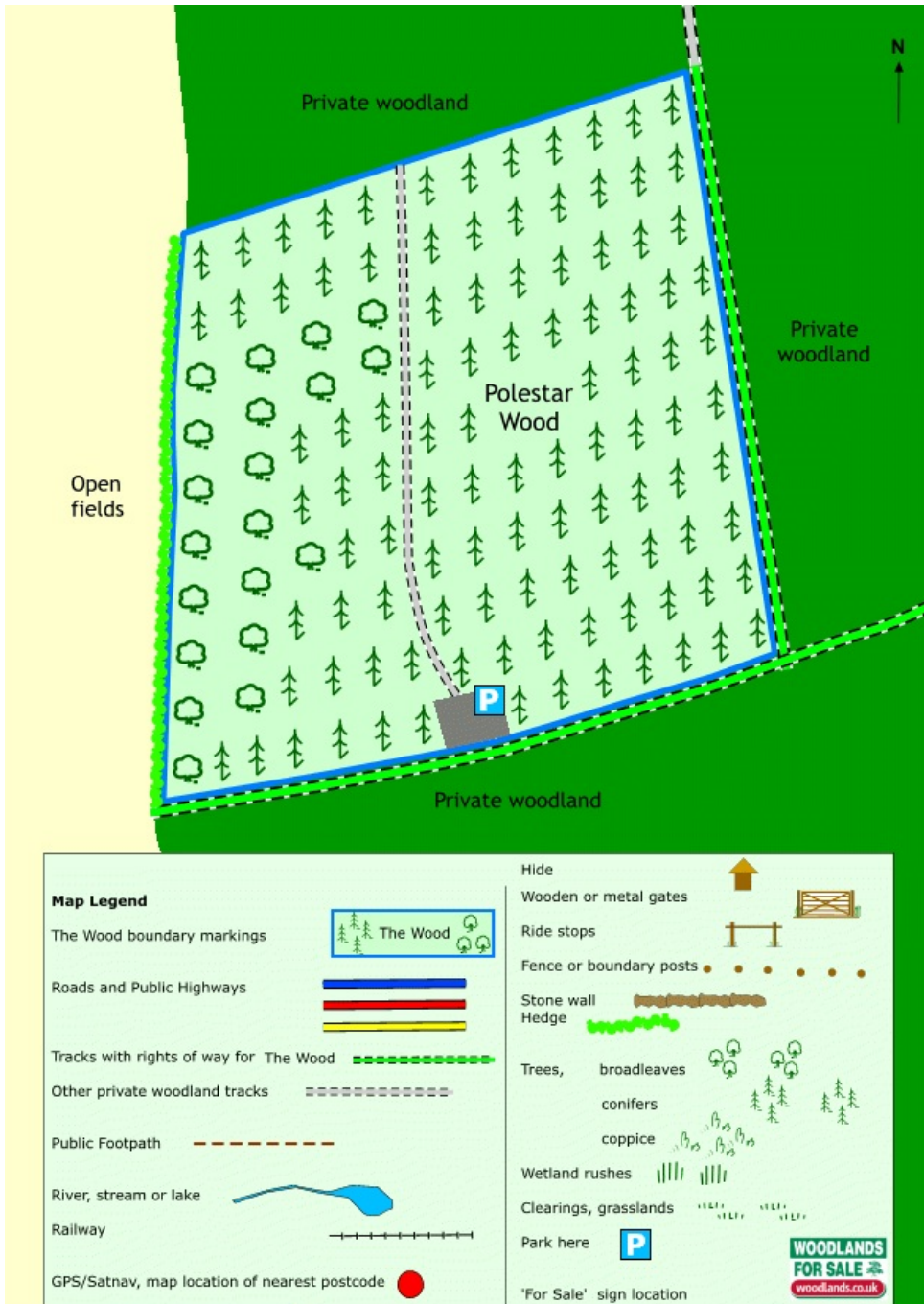
Polestar Wood on your right as indicated on the plans provided with these particulars.

The nearest postcode is PO33 1QL is shown on plan 3 with a red dot.

## Boundaries:

Indicative blue boundary markings on posts and trees run through the wood to the north. To the south these markings follow the edge of the access track and then a drainage stream. The eastern boundary is defined by the edge of the access track and to the west the boundary is marked on trees running through the wood and then continuing along the ancient bank bordering open fields.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.