



## Calamint Wood

### Isle of Wight

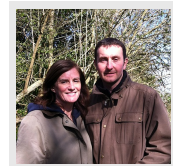
An enormously appealing woodland in a peaceful setting with a variety of deciduous and coniferous tree types.

#### Details

**Price:** £109,000 Freehold  
**Location:** Ryde, Isle of Wight  
**Size:** About 6 acres for sale  
**OS Landranger:** OS No 196  
**Grid ref:** SZ 600 901  
**Nearest post code:** PO33 1QL

#### Local manager

**Daniel Sharp**  
07780 900192  
[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

The entrance to calamint wood is a spacious clearing amongst the towering conifer that leads onto further grassy woodland tracks running along the length of the wood.

Further east the morning sun filters through the mature oak trees that forms the eastern boundary of overlooking open fields. The sunlight here has encouraged the growth of a number of different species including birch and hazel along with a variety of flora on the woodland floor. There is a further belt of mixed broadleaf species running south through the wood amongst which are some delightful mature oaks and clearings.

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.

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## Wildlife

The Isle of Wight Natural History and Archaeological Society closely monitors the extremely rare purple flowering [Wood Calamint](#) that grows exclusively at limited locations on the island. Each year in winter these areas are conserved by volunteers clearing coarser vegetation to reduce competition in an effort to preserve this rare plant. This is the only known location in the UK where this plant is found. Conservation efforts also extend to further planting at selected locations. Although there are no reported findings at this woodland the grassy verges along the tracks within Calamint Wood are valuable habitat for other wildflowers, butterflies and insects.

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## Access, tracks and footpaths

The woodland is well connected for Islanders and offers convenient access from the ferry terminal for foot passengers at Ryde Pier Head, (only a 22 minute crossing from Portsmouth Harbour!) Immediate onward passage to the wood is possible by train from Ryde Pier Head to Smallbrook Junction, which is then just a few minutes walk along a footpath to the edge of the wood. This offers a rare advantage of arriving at the woods without relying on the need for a car.

Driving is also a convenient option, in particular by ferry from Portsmouth Harbour to Fishbourne which is then only fifteen minutes or so to the wood.

The newly renovated track provides easy vehicle access to within the boundary of the wood. The wood is a private area and there are no public footpaths running through it.

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## 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.

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## Local area and history

Despite its proximity and easy access from the mainland, The Isle of Wight has a distinct character and identity of its own. Its broad appeal lies in the variety of its early history. It is world renown as a centre of dinosaur study, having yielded up many important finds for academics in this field over the years. This theme is celebrated across the island and is fascinating opportunity to learn more of our prehistory and wildlife from this period in different ways, from theme parks to guided walks and museum collections.

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## 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.

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## 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 for 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

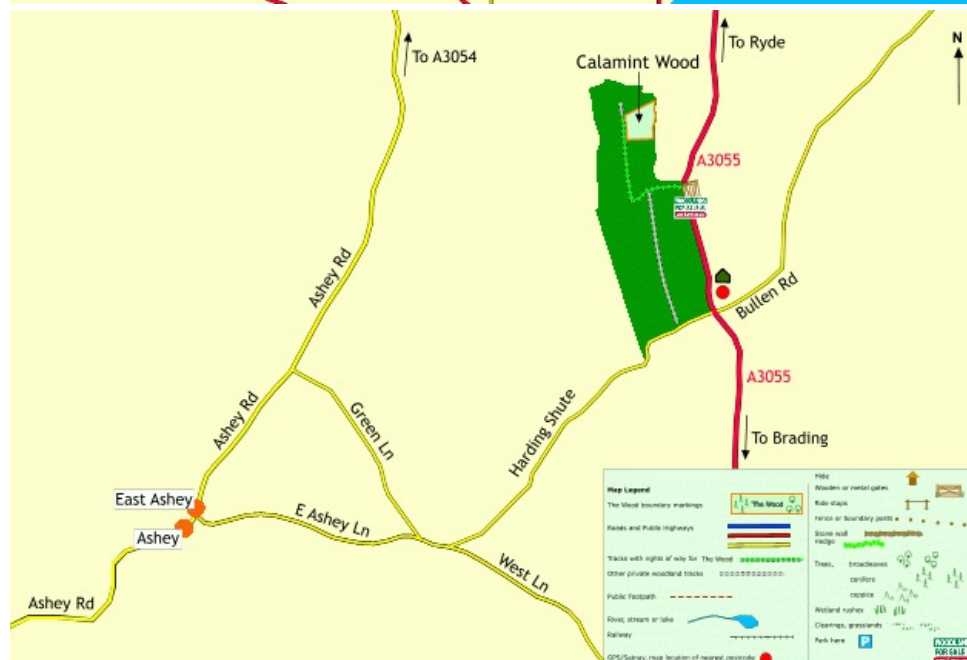
Woodland.

Follow the track straight ahead for 600 metres and as the track bears sharply round to the left continue for a further 80 metres and then turn sharply right. After a further 300 metres you will observe the orange coloured markings and name sign for Calamint Wood on your right as indicated on the plans provided with these particulars.

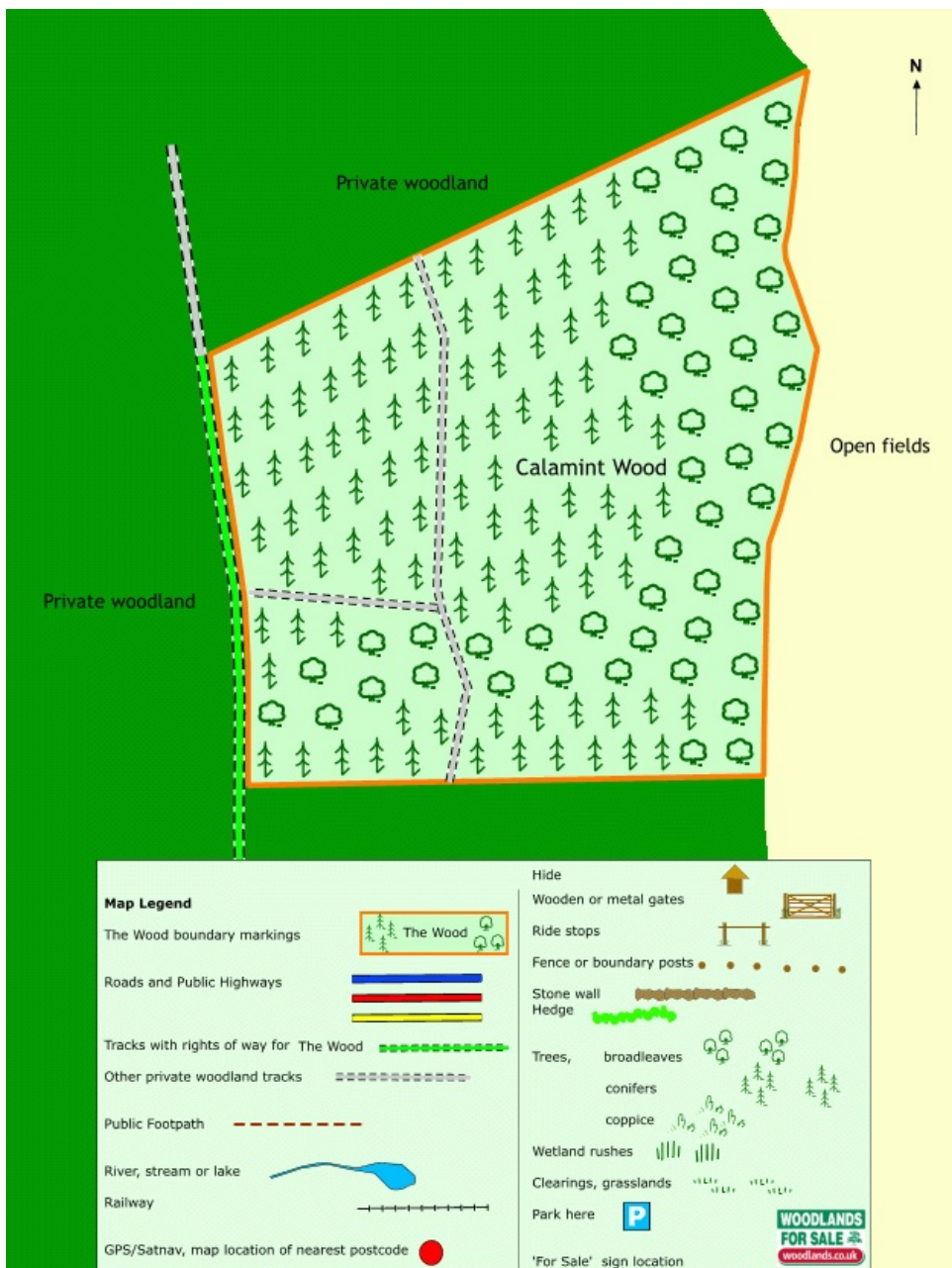
The nearest postcode is PO33 1QL is shown on plan 3 with a red dot.

**Boundaries:**

Boundaries are indicated by orange coloured markings on posts and trees running through the wood to the north and south. To the east there is an old fence and open fields and the southern boundary is at the edge of the access track.







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.