

## Polo Wood - SOLD

### Kent

An attractive ancient wood comprising chestnut coppice of differing age classes with mature oak standards.

#### Details

**Price:** £95,000 Freehold

**Location:** Langley Heath, Kent

**Size:** 7 ¾ acres for sale

**OS Landranger:** OS No 188

**Grid ref:** TQ 821 514

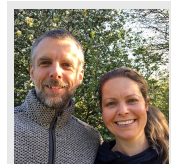
**Nearest post code:** ME17 3GZ

#### Local manager

**Ruth and James Feltham**

07812 165081

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



## Description

Polo Wood is an ancient woodland featuring chestnut coppice with oak standards. There are a few other broadleaf species including birch and mountain ash. A private walk track has been created from the ride stop entrance, through the coppice, to where a bench has been installed. Positioned in the heart of the wood this is an extremely private place to enjoy the peace and quiet.

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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### Trees

The majority of the sweet chestnut was last cut in 2017. The 'work programme' in the [Management Plan](#) proposes that the sweet chestnut should be coppiced again in approximately 18-20 years (in order to stagger the growth with the neighbouring compartment). Alternatively, an owner could encourage a more varied and diverse wood to develop by 'singling' the chestnut and planting mixed native broadleaves. You can read more about this in our [blog](#). A smaller area in the north east of Polo Wood contains mature chestnut. The new owners will be able to harvest this chestnut, either as a whole, or more slowly as and when they wish, to create durable fence posts, or to provide a bountiful supply of firewood. Of course, it will conveniently regrow.

Polo Wood has been designated as [Ancient Semi Natural Woodland \(ASNW\)](#) by [Natural England](#). This land has been wooded since at least 1600AD.

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### Wildlife

Crossbills, sparrow hawks, buzzards and kestrels, green and great spotted woodpeckers and lesser redpoll have been recorded in the area.

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### Features

We are fortunate to have two useful studies, which were undertaken by professionals. The [Management Plan](#) has been written by a qualified and experienced forestry professional to indicate a way in which Abbey Woods (of which Polo Wood is a part) as a whole might be managed, but only you can know what you want to achieve and what your resources are. The Management Plan is not mandatory, but it is full of good advice, and a lot of background information which will certainly be interesting and useful. We also have a [report](#) from Julian Evans, author of "Getting Started in a Wood of Your Own". The report covers the wider area of Abbey Woods and again, advice is not compulsory. Please bear in mind that not everything in either of them applies to the particular area of Abbey Woods which is Polo Wood.

Polo Wood is also part of a larger [Local Wildlife Site](#) - you can find out more about this [here](#).

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### Access, tracks and footpaths

Access to Polo Wood is via the double metal gates off the country road. A stoned track leads to the ride stop entrance to the wood. Here owners are able to drive in and park a car within Polo Wood. There is a generous timber storage area which is shared with the other owners just inside the main entrance gates.

Woodlands have granted permission for local walkers to use the established track to the south and north of Polo Wood noted as a 'permissive path' on the map.

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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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### Activities

Polo Wood provides the opportunity for a new owner to manage a coppice wood, learn and practice bushcrafts, as well as enjoying the privacy it offers for family camping.

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### Local area and history

[Maidstone](#) is approximately 5 miles from Polo Wood and the Grade I Listed [Leeds Castle](#) is less than 2 1/5 miles nearby. Polo Wood has been named after Marco Polo – a Venetian merchant, explorer and writer.

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### How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

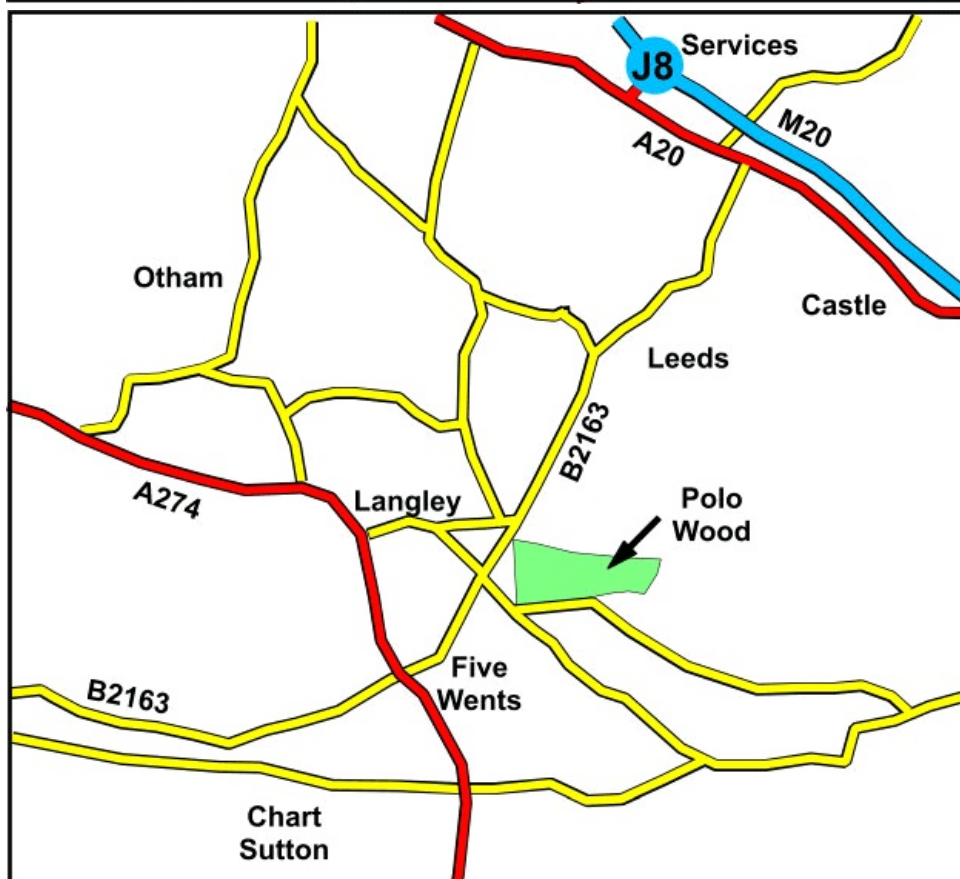
## Directions

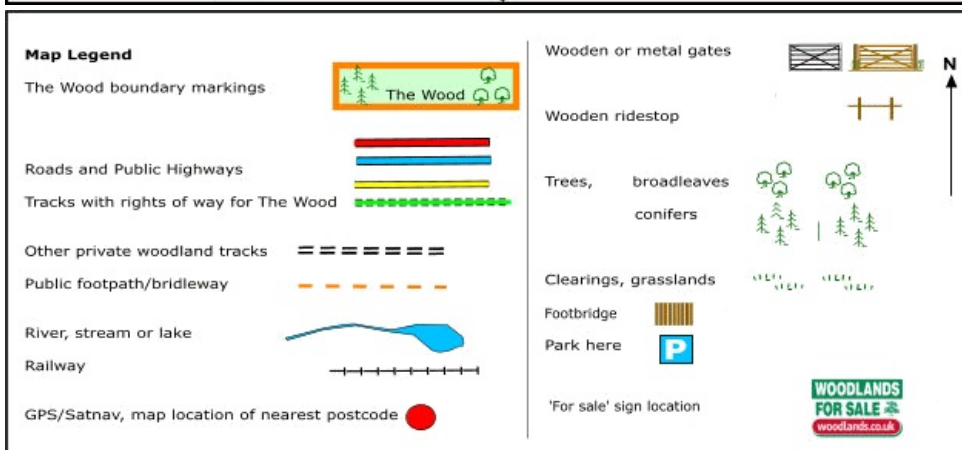
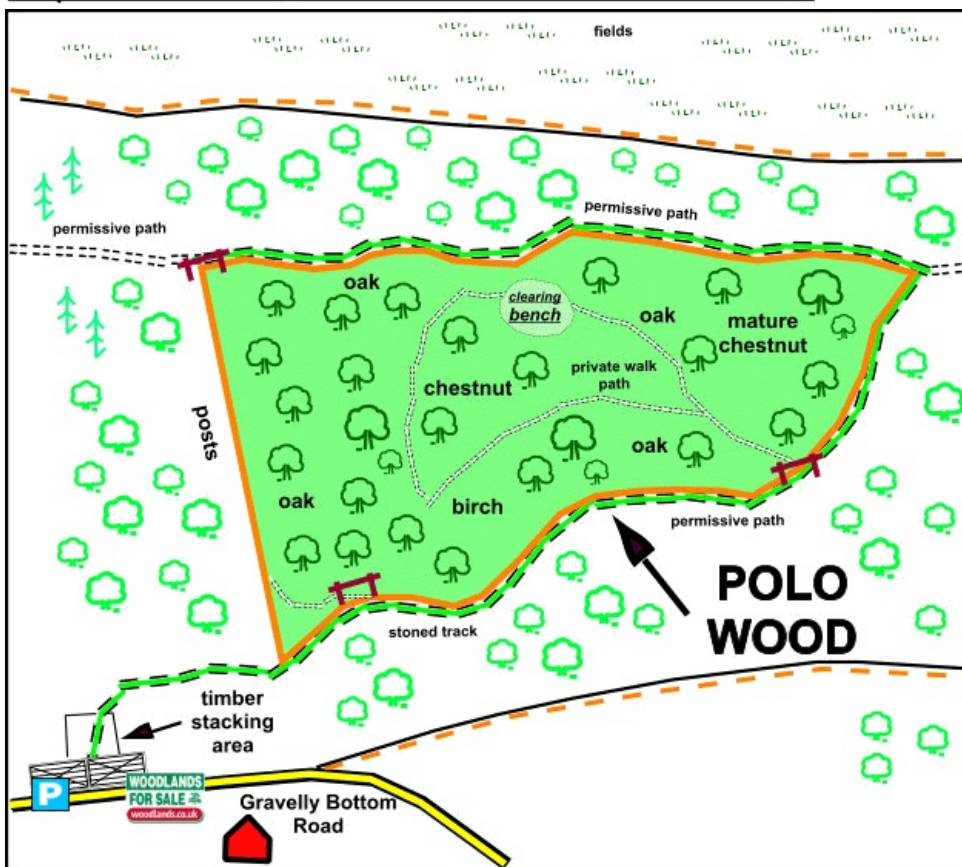
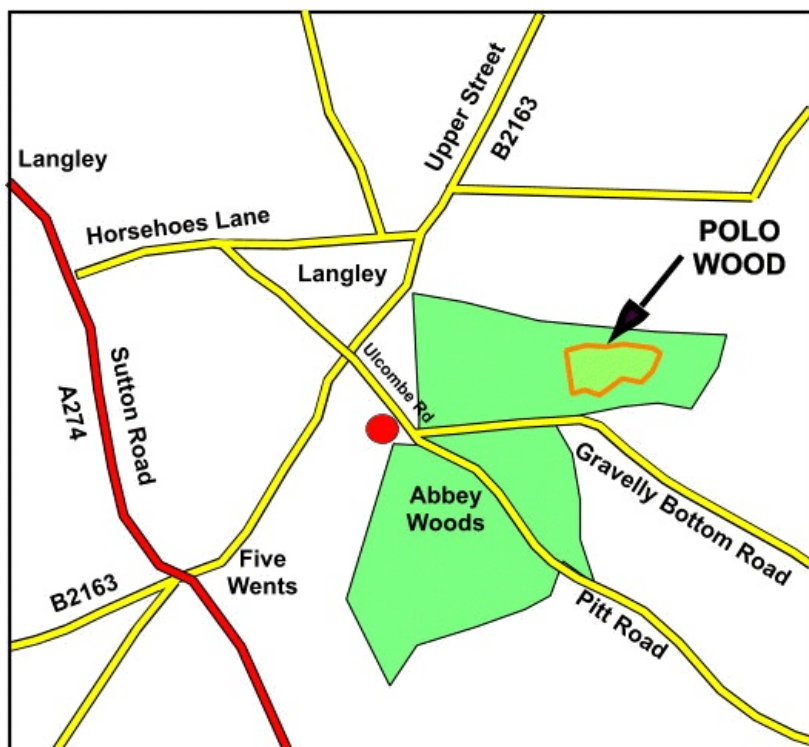
Please note, for satellite navigation, use the post code ME17 3GZ. This will take you to within approx.  $\frac{1}{3}$  mile of Abbey Wood North as shown by the red dot on the map. Coordinates to the main entrance gate leading to Polo Wood off Gravelly Bottom Road are: N51.232004, E0.604416. To find the wood follow the instructions below.

- From the M20 Junction 8 head east along the A20 towards Leeds Castle.
- After approx. 1/3 mile turn right at the roundabout onto the B2163 (signposted Leeds Castle). Follow this road approx. 2 miles through Leeds and Langley.
- In Langley take the 2nd turning on the left onto Ulcombe Road. The post code will take you to this road.
- Once on Ulcombe Road, drive approx. 300 meters until you reach a fork in the road. Take the road to the left – Gravelly Bottom Road.
- Continue past 3 single metal gates until you reach the double metal gates on the left-hand side with ‘Woodlands for Sale’ sign on it (being sure to leave at least one of them accessible).
- Walk round the main gates, down the stoned track approx. 400 meters and Polo Wood is to the left with its boundaries marked in ORANGE. Here you will find the ride stop entrance, together with the Polo Wood sign.
- Sat Nav note: The post code ME17 3GZ is for the point shown on the location map by the red dot which is further west back along Ulcombe Road.

## Boundaries:

The boundaries of the wood are indicated with **ORANGE** markings.





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.