

Green Farm

North Gorley, New Forest, Hampshire

Green Farm

North Gorley, New Forest,
Hampshire SP6 2PB

An outstanding grassland smallholding featuring former poultry buildings.



 14.82 acres (5.99 ha)

- Set within the New Forest
- Charming four-bedroom grade II listed cottage
 - Four-bedroom farmhouse subject to an Agricultural Occupancy Condition
 - Former poultry and farm buildings 1239.8 sq. m (13346 sq. ft)
 - Pastureland

Guide price £1,660,000

Freehold

For Sale by Private Treaty

Salisbury
01722 334323
gplacidi@symondsandsampson.co.uk

The London Office,
40 St James's Place, London SW1A 1NS
0207 839 0888 enquiries@tlo.co.uk





INTRODUCTION

Green Farm is a distinctive, ring-fenced holding offering adaptable residential options, which include a four-bedroom thatched cottage classified as grade II listed, along with an additional four-bedroom farmhouse that is agriculturally tied. The property boasts a variety of farm buildings and a former poultry house, complemented by stunning pastureland located in the highly sought after area of North Gorley, within the New Forest.

SITUATION

Green Farm is situated in a scenic rural area of the New Forest, specifically in the hamlet of North Gorley. This location is conveniently close to various amenities, including a pub and restaurant, with the nearest town, Fordingbridge, located approximately 2 miles to the north of the hamlet. Fordingbridge offers a diverse selection of daily necessities, featuring numerous independent shops, cafes, and restaurants. The area benefits from excellent

road links, providing swift access to the A338 and A31, which connect to the broader M27 transport network. Bournemouth International Airport is located within 11 miles and regularly operates flights to destinations in Western Europe and the Mediterranean. Salisbury Railway Station, situated 13.3 miles away, offers direct services to London Waterloo, with a travel time of around 90 minutes.

THE FARMHOUSE

A four-bedroom detached agriculturally tied property built in 1967/1968. While the accommodation is spacious, it does require renovation and has been vacant since 2022/2023. The ground floor includes a boot room and a downstairs WC, a farm office, a large kitchen with a larder, a dining room, and a hallway that leads to the sitting room. On the first floor, there are four large double bedrooms and a family bathroom with a separate WC. Externally, the property features a large garden, which is currently laid to lawn.

THE FARM COTTAGE

A charming grade II listed thatched cottage from 1604, featuring four bedrooms and present in exemplary condition. It boasts a thatched roof along with numerous period features. The accommodation includes a boot room, kitchen, utility room, dining room, sitting room and downstairs WC. The first floor consists of four spacious bedrooms, one of which has an ensuite, along with a large family bathroom located on a split level. The cottage is fully double glazed and offers several conveniently situated storage spaces. Externally, the property is enhanced by meticulously landscaped gardens, a summer house, and pedestrian access that leads to the pastureland beyond.

Please see floorplan for accommodation and measurements.

Green Farm, Ringwood Road, North Gorley, Fordingbridge



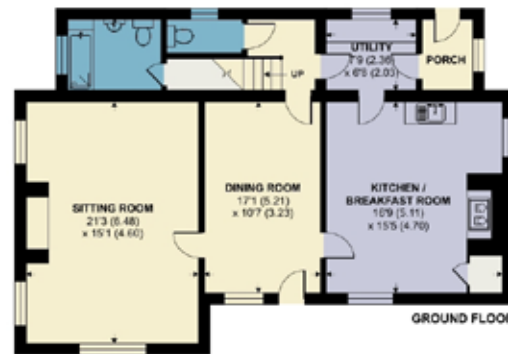
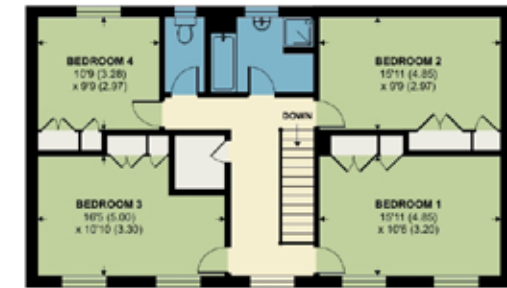
Approximate Area = 1956 sq ft / 181.7 sq m

Outbuilding(s) = 13226 sq ft / 1228.7 sq m

Annexe = 1892 sq ft / 175.8 sq m

Total = 17074 sq ft / 1586.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nidecom 2025. Produced for Symonds & Sampson. REF: 1365772



Green Farm, Ringwood Road, North Gorley, Fordingbridge

Approximate Area = 1956 sq ft / 181.7 sq m

Outbuilding(s) = 13346 sq ft / 1239.8 sq m

Annexe = 1892 sq ft / 175.8 sq m

Total = 17194 sq ft / 1597.3 sq m

For identification only - Not to scale



THE FARM BUILDINGS

The farm buildings consist of six separate structures, encompassing a total area of roughly 1239.8 square metres. The buildings include the primary poultry shed, the former calf house, two chicken houses/agricultural buildings, open sided buildings and feed store.

NAME	DESCRIPTION	SIZE (SQ. M)
Outbuilding 1	Former poultry house	24.61 x 10.97
Outbuilding 2	Agricultural building with additional feed store	21.27 x 21.21
Outbuilding 3	Former Feed Store	21.26 x 7.47
Outbuilding 4	Traditional agricultural building	13.39 x 6.68
Outbuilding 5	Former Calf House	9.10 x 4.98
Outbuilding 6	Storage space	3.61 x 3.00
TOTAL:		1239.8 m2

The farm buildings are supported by a concrete hard standing and provide direct access to the pastureland that lies beyond.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Symonds & Sampson. REF: 1365772





THE LAND

The land is presently entirely designated for pasture and encompasses approximately 14.82 acres. The soil is described as a mildly acidic loamy clay, with a landscape that slopes from the west to the east. There is direct access from the road into the forest, along with the provision of rare commoners' rights. This land provides considerable conservation and recreational benefits to the property, fostering a wide variety of wildlife.

SERVICES

Mains water
Mains electricity

LPG gas heating

There is mobile coverage in the area, please refer to Ofcom's website for more details.

DESIGNATIONS

Situated in the New Forest National Park.
Within a Site of Special Scientific Interest.

LOCAL AUTHORITY

New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA
023 8028 5000
www.newforest.gov.uk
EPC - F rated



TENURE AND POSSESSION

Freehold with vacant possession on completion.

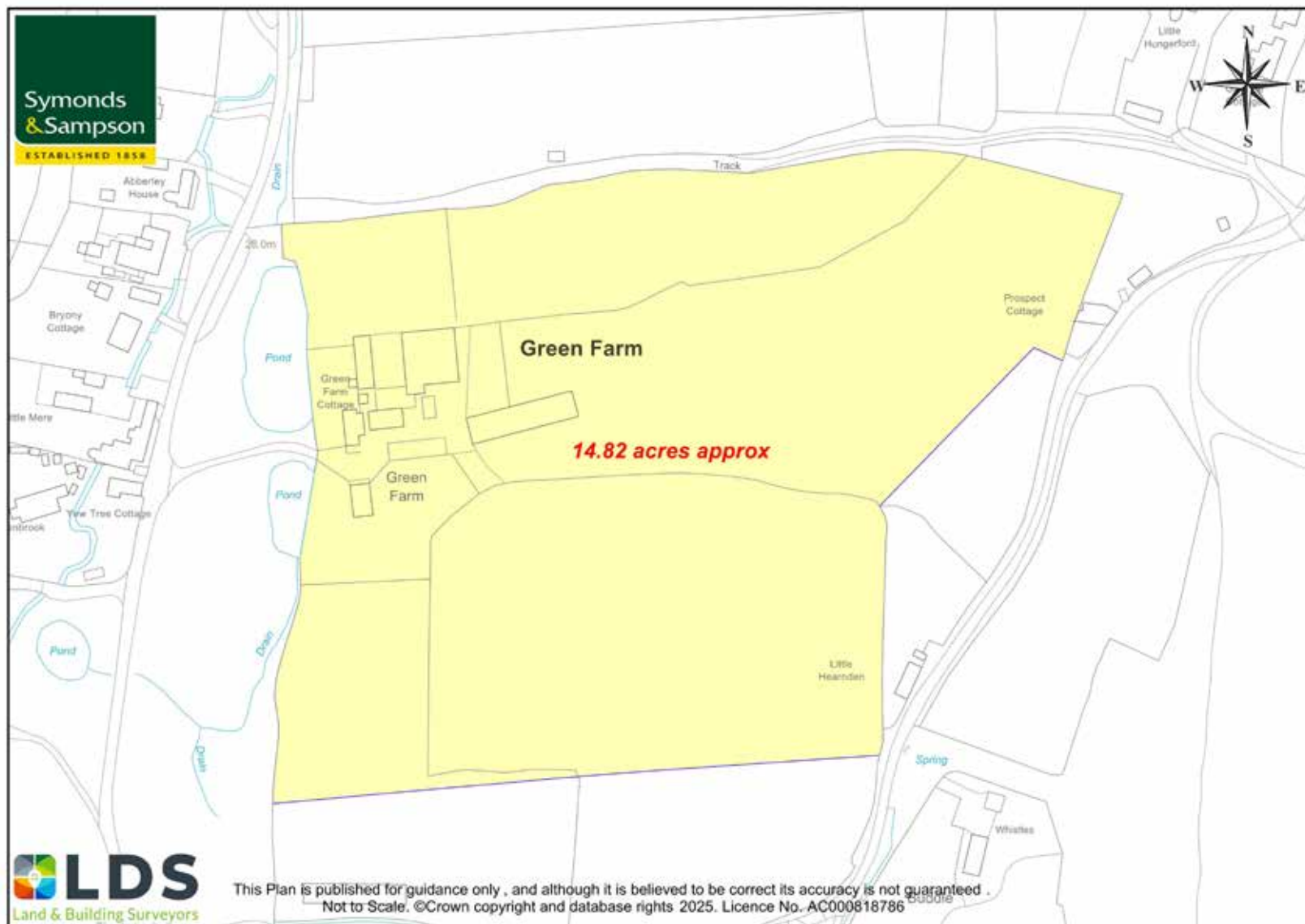
DIRECTIONS

What3words ///presides.ants.twisting

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Gabriella Placidi on 01722 334323

Photographs and Particulars October 2025.



SA/GP/1025



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