



# SOAL FARM

Ridge Common Lane, Steep, Petersfield, Hampshire GU32 1AN





RURAL CONSULTANCY | SALES | LETTINGS | DESIGN & PLANNING

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## Mileages

Petersfield 1.9 miles, Winchester 19 miles, Guildford 28 miles, Chichester 18 miles, Portsmouth 18 miles, A3 1.3 miles, A272 0.8 miles. Mainline station at Petersfield (Distances are approximate)

Out in the country in a private estate with some exceptional views, yet 5 minutes from town, a perfect combination.

## Main House

Grade II Listed | Master Bedroom Ensuite Dressing Room and Bathroom | 6 Further Bedrooms  
2 Ensuite Bathrooms | 2 Family Bathrooms | Hall | Sitting Room | Dining Room | Study  
Kitchen/Breakfast/Living Room

**Garden and Grounds around the house about 1.29 hectares (3.20 acres)**

## Traditional Barn

Substantial unlisted barn with further outbuildings/stores and courtyard adjacent to the main house. Other former farm stores, garaging and garden outbuildings including an old greenhouse

## Main Farm Yard

Range of agricultural buildings including an open sided Dutch Barn and former aircraft hanger

## 1 & 2 Soal Farm Cottages

Boarded up and stripped out internally, part vandalised. Each with 3 first floor rooms and two ground floor rooms and lobbies. Garden overgrown

**Overall 50.81 hectares (125.56 acres) of undulating pasture and woodland**

## Family shoot

**For sale as a whole or 3 lots**







## LOCATION

Soal Farm is set back off a winding country lane amongst unspoilt countryside between the villages of Steep and Stroud in the heart of the South Downs National Park. Both villages have a pub and primary school and the popular market town of Petersfield is nearby with its wide range of shopping, recreational facilities and mainline station with services to London Waterloo in just over an hour. The area is well served by a wide range of independent and state schools including Bedales (Steep), Churcher's College and Ditcham Park and in the state sector The Petersfield School. The A3 provides good regional transport links to Guildford, the M25 and London and to the south coast via the M27 to Portsmouth, Southampton and Chichester. Winchester is accessible via the A272. There are a number of good footpaths and bridleways in the area, including the Hangers Way.

## LOT 1 – SOAL FARMHOUSE, BUILDINGS AND LAND 17.33 HECTARES (42.82 ACRES)

Soal Farm is a remarkable private estate, approached over a long private drive and set back from a country lane, ring-fenced by its own extensive pasture and woodland. The house is Grade II Listed, described as 16th and early 20th Century and an Arts and Crafts style. The house has a large open plan kitchen/breakfast and living room which provides wonderful day to day living space with a practical boot room for country life and a utility room.

For more formal entertaining there are two well-proportioned reception rooms with exposed timbers and a study. Upstairs there are four double bedrooms, three with ensuite bathrooms and two further staircases, one leading to two additional attic bedrooms with a bathroom and the other a separately accessed attic bedroom. The house has plenty of character from the period and a light interior with the many windows taking full advantage of the views over the adjoining garden and grounds.

## PLANNING

Certain works had historically been undertaken to the dwelling without the appropriate permissions. Listed building consent has now been granted (SDNP/25/03196/LIS) to regularise a number of these changes along with further works to be undertaken in mitigation of these alterations. Further details of the works to be undertaken and associated costs are available from the selling agents.

Approximate Gross Internal Floor Area  
House: 607.5 sq m / 6539 sq ft



Further plans of the traditional barn and farm buildings are available from the selling agents



First Floor



Ground Floor



Second Floor



## **OUTSIDE**

The main drive sweeps gently to the front of the house and the courtyard. The traditional buildings provide an excellent opportunity for creating further space such as games rooms, a party barn, home offices or ancillary accommodation (STPP). The old gardens have become overgrown but included at times, fruit and kitchen gardens, ponds, orchard and lawns. The grounds provide scope to renovate, reinstate or redesign these areas. Overall, the grounds provide a natural environment with an abundance of flora and fauna including deer and barn owls.

## **THE FARMLAND**

Overall, the grassland extends to approximately 12.76 hectares (31.53 acres) and provides an exceptional opportunity to acquire a ring-fenced farm. The farm is gently undulating, classified as grade 4 and is presently used for grass production and the grazing of sheep. Soal Farm offers versatility to an incoming buyer as it is suitable for various alternative uses such as equestrian, natural capital and biodiversity offsetting (STPP).

The farm is not currently entered into any environmental schemes, providing a purchaser with the ability to design their own scheme.

## **WOODLAND**

The woodland extends to approximately 2.51 hectares (6.20 acres) and is made up of a number of mature mixed deciduous and coniferous parcels.

## **SPORTING**

Whilst not currently shot, historically, the farm has supported a small shoot and offers an incoming purchaser the opportunity to re-establish one should they wish.

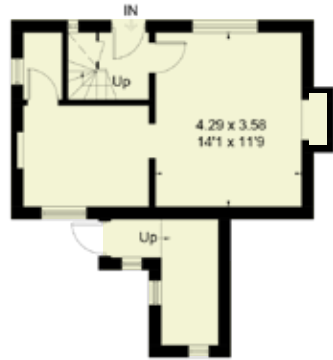
## **BUILDINGS**

Soal Farm has a good range of farm buildings to serve the farmland but also providing the potential to redevelop for alternative uses such as equestrian, tourist accommodation or employment uses (STPP). A Schedule of Buildings is available from the selling agents.

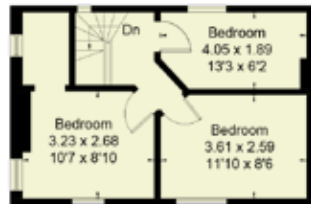
The farmyard has a secondary drive and approach from Ridge Common Lane, which bisects open pasture and is ideal for anyone wanting to separate the farming or any future equestrian activities from the domestic approach.



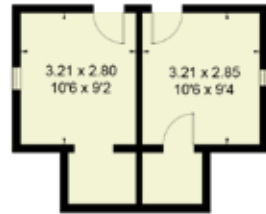
Outbuildings: 37.8 sq m / 407 sq ft  
 Soal Cottage 1: 73.2 sq m / 788 sq ft  
 Soal Cottage 2: 68.8 sq m / 740 sq ft



2 Soal Cottage - Ground Floor

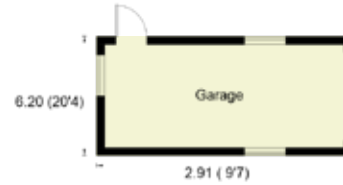


2 Soal Cottage - First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

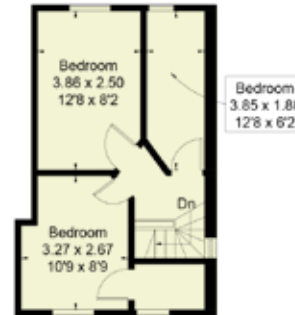


1 Soal Cottage

(Not Shown In Actual Location / Orientation)



1 Soal Cottage Ground Floor



1 Soal Cottage - First Floor

## LOT 2 – 1 & 2 SOAL FARM COTTAGES 1.05 HECTARES (2.59 ACRES)

The two lodge cottages are currently uninhabitable and sit at the head of the main drive and could be renovated and used for staff or family. Alternatively, they could be let out, or subject to planning permission (STPP) replaced.

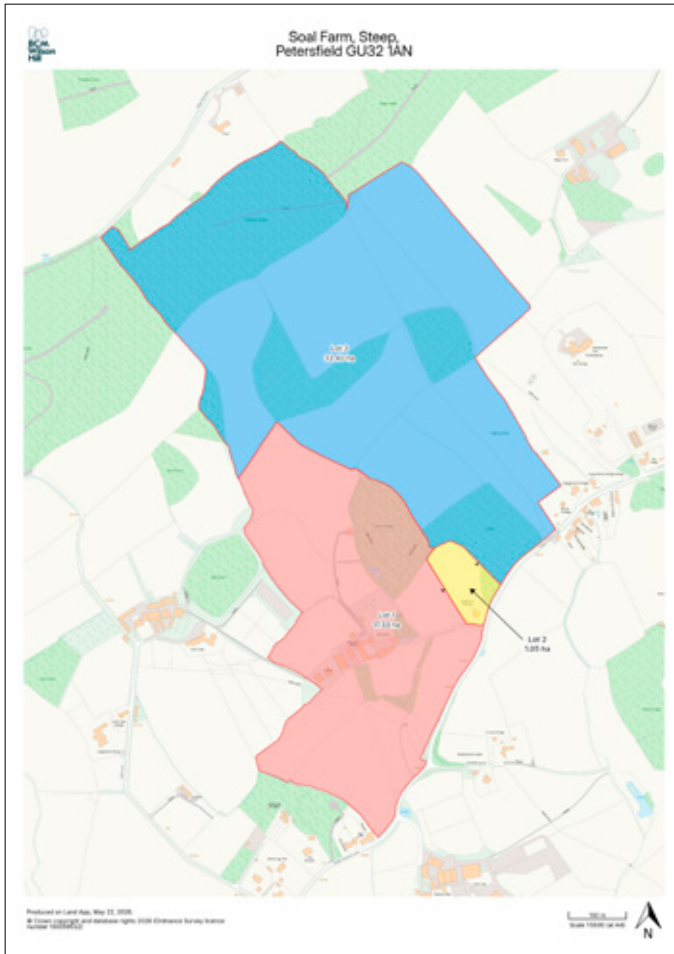
Within the garden there is a single garage. Included with the cottages is a paddock and an area of woodland to the rear of the cottages.

## LOT 3 – PASTURE AND WOODLAND 32.40 HECTARES (80.06 ACRES)

Accessed direct from Ridge Common Lane the block of land consists of five parcels of pasture extending to 20.60 hectares (50.90 acres) and five blocks of mature mixed deciduous and coniferous woodland including the steep bank of Strawberry Hanger, which rises to the north up to Ridge Top Lane. The woodland extends to 11.80 hectares (29.16 acres).







## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are two public footpaths that cross the farm. Extracts of the definitive map are available from the selling agents.

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

### Services

**Soal Farm:** LPG fired boilers for domestic heating. Mains water and electricity. Private drainage to a treatment plant.

**1 & 2 Soal Farm Cottages:** Previously connected to electricity, mains water and private drainage. They have not been inhabited for some years nor private drainage system used.

### Tenure and Possession

The land is currently grazed by sheep under a licence with a local farmer. Vacant possession will be given on completion.

### Council Tax:

Soal Farm House: H  
1 & 2 Soal Farm Cottages: Both D

### EPC:

Soal Farm House: G 20  
1 & 2 Soal Farm Cottages: Both G 1

### Local Authorities

East Hampshire District  
01730 234298  
<https://www.easthants.gov.uk/>

South Downs National Park Authority  
01730 814810  
<https://www.southdowns.gov.uk/>

### Sporting and Timber Rights

The sporting and timber rights are in-hand and are included with the sale of the freehold insofar as they are owned.

### Mineral Rights

The mineral rights, at a depth below 200 feet over the majority of the farm, are reserved to the Church Commissioners, however, the farm is not allocated as a safeguarded site in the Hampshire Minerals and Waste Plan. Further details are available from the selling agents.

### Designations

Soal Farm House is listed Grade II and the property is located within the South Downs National Park.

### Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agent and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Health and Safety

When viewing the farm please take considerable care and attention. Due to the overgrown areas and condition of the cottages in Lot 2, we would ask you to be as vigilant as possible for your own personal safety. Access to the cottages will be limited due to their condition.

### Agents Notes:

Mobile Phone Signal: Good outdoors, variable in-home (according to Ofcom).

Broadband: Currently Fibre To The Cabinet (FTTC) (according to Openreach).

Construction: Soal Farm is of period brick and timber construction. 1 & 2 Soal Farm Cottages are brick and hung tile construction.

### Directions

Follow the A3 south from Guildford and on arriving at Petersfield, take the second exit (off the A3) signed to Winchester A272. Follow the slip road down to the roundabout and then take the fourth exit signed to Winchester. Follow the A272 along for a short distance where you come into Stroud. Just after entering the village the road goes around a sharp right bend, take the first turning on the right into Ridge Common Lane, signposted Steep. Follow the lane for 0.75 of a mile where the entrance to Soal Farm will be found on your left (by the two lodge cottages).



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### Viewing

Strictly by appointment with the selling agents only.

NB Photographs dated May 2024, brochure May 2025.

### IMPORTANT NOTICE

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