

Christmas Tree Farm

Hangersley Hill, Hangersley, Ringwood, BH24 3JR

SPENCERS


Boundary Shown Is Not Accurate

Christmas Tree Farm

Hangersley • Ringwood

An exclusive opportunity for redevelopment of a two-acre property in one of the most highly sought-after locations on Hangersley Hill, Ringwood, within the New Forest National Park. Christmas Tree Farm is a unique property comprising a charming three-bedroom bungalow with an adjoining one-bedroom cottage/annexe, alongside various outbuildings, all set within a private and rural setting.

The property offers versatile living while benefiting from a landscape and location that combines space, privacy, and superb access to both the open forest and local amenities. There is also council-recommended approval (subject to full planning permission) for the creation of a four-bedroom eco home, presenting excellent future potential.

4 3 3





The Property

The existing accommodation combines a single-storey bungalow, believed to have been constructed in the 1960's, alongside an original cottage dating back to the late nineteenth century, now thoughtfully utilised as a self-contained annexe.

The bungalow is approached via a practical utility/entrance hall, complete with space and plumbing for laundry appliances, leading through to a well-appointed kitchen fitted with a range of base, wall and drawer units. Integrated appliances include a range-style cooker, with additional space for a fridge/freezer and dishwasher.

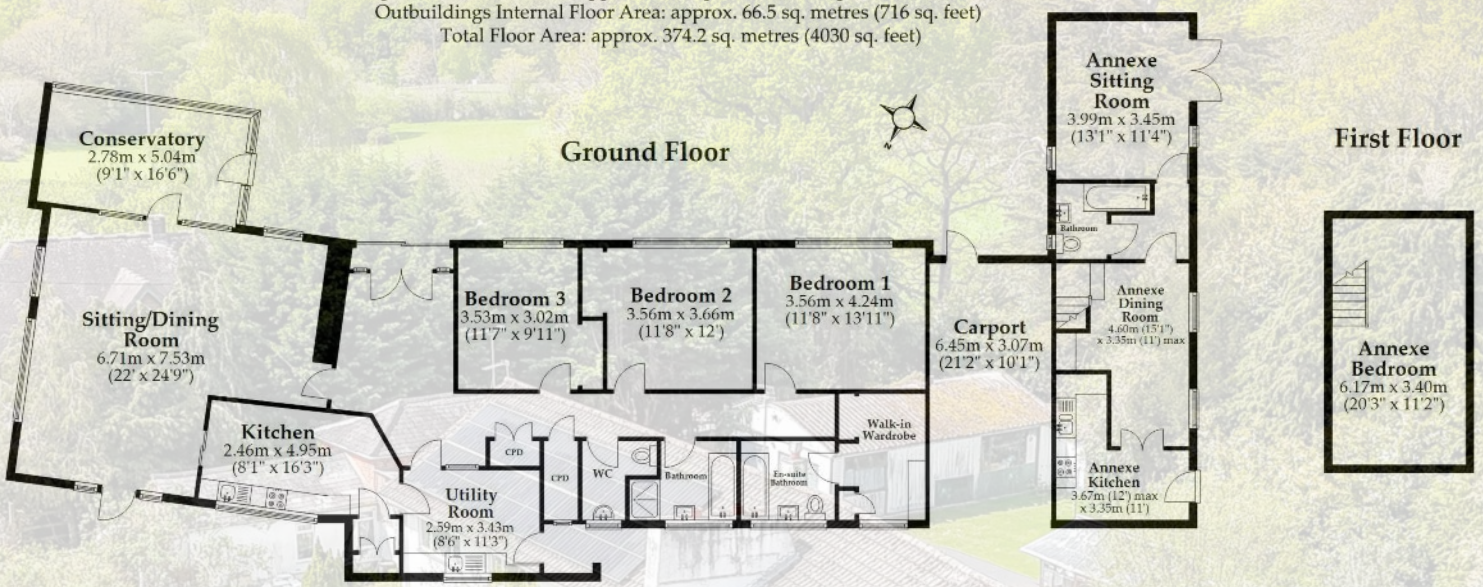
At the heart of the home lies an impressive L-shaped living and dining room, featuring a fireplace and a striking triple aspect, allowing natural light to flood the space while offering delightful views across the surrounding gardens. A door provides direct access to a conservatory, currently utilised as an arts and crafts room.

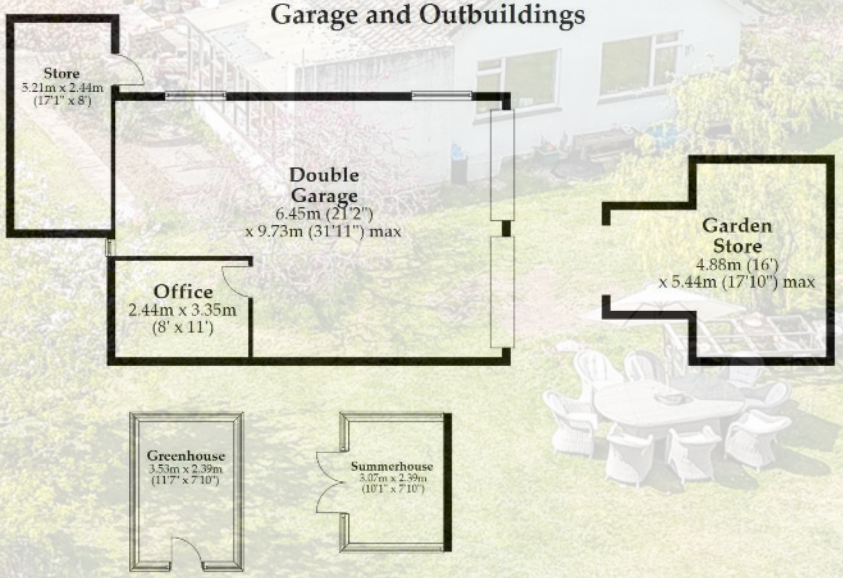
An inner hallway leads to three bedrooms, all benefiting from built-in wardrobes. The principal bedroom is complemented by a walk-in dressing room and an en-suite bathroom fitted with a three-piece suite. A family shower room and separate cloakroom complete the accommodation.

EXISTING FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

House Gross Internal Floor Area: approx.178.2 sq. metres (1919 sq. feet) excludes Carport
Annexe Internal Floor Area: approx. 66.9 sq. metres (721 sq. feet)
Garage Internal Floor Area: approx. 62.6 sq. metres (674 sq. feet) includes Office
Outbuildings Internal Floor Area: approx. 66.5 sq. metres (716 sq. feet)
Total Floor Area: approx. 374.2 sq. metres (4030 sq. feet)





This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood










Middle Earth





Outside

The property is accessed via a cattle grid leading to a courtyard with ample parking for multiple vehicles, in addition to a garage.

The gardens are a particularly outstanding feature, comprising expansive, sweeping lawns interspersed with a variety of mature trees, well established fruit orchard including apples, pears, plums and other specimens. Well-established hedging and natural boundaries enhance the sense of seclusion and help to create a peaceful and private setting.

The grounds also offer excellent potential for the creation of a paddock for those wishing to keep animals, with nearby forest access adding to the property's rural charm and appeal.

Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to Electricity and Water
- Gas Central Heating
- Private Drainage (Septic Tank)

- Energy Performance Rating: D Current: 62 Potential: 79 (Bungalow)
- Energy Performance Rating: D Current: 56 Potential: 89 (Cottage)

- Standard broadband with speeds of 23 Mbps is available (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

- 20x 440W solar panels generating 8kW with a 13.5kW Tesla Powerwall battery system.



The Situation

Accessed via a quiet rural single lane, Christmas Tree Farm is set in the charming semi-rural location of Hangersley, which sits just on the outskirts of Ringwood and is within the stunning New Forest National Park. The historic town of Ringwood boasts a comprehensive range of facilities, weekly markets, farmer markets, a selection of independent and high street shops, restaurants, popular supermarkets such as Waitrose, Sainsbury's and Lidl, two leisure centres including David Lloyd and a variety of excellent infant, junior, secondary schools along with being in close proximity to a range of independent schools. The New Forest offers over 10,000 acres of heath and woodland and is a haven for outdoor pursuits including cycling, walking and horse riding.

The property is very well connected:

- A couple of minutes from the A31 with direct routes South West or to London
- 10-15 minutes to Bournemouth with it's world famous beaches, train and bus stations
- 15 minutes to Christchurch
- 20 minutes to Poole
- 15 minutes to Southampton
- Airports at both Bournemouth and Southampton connecting to many European destinations

Directions

Leave Ringwood onto the A31 heading west, just before the In excess garden centre, turn left signposted Hangersley, continue down the road and then turn right and after a short distance you will come to the property on your right.

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



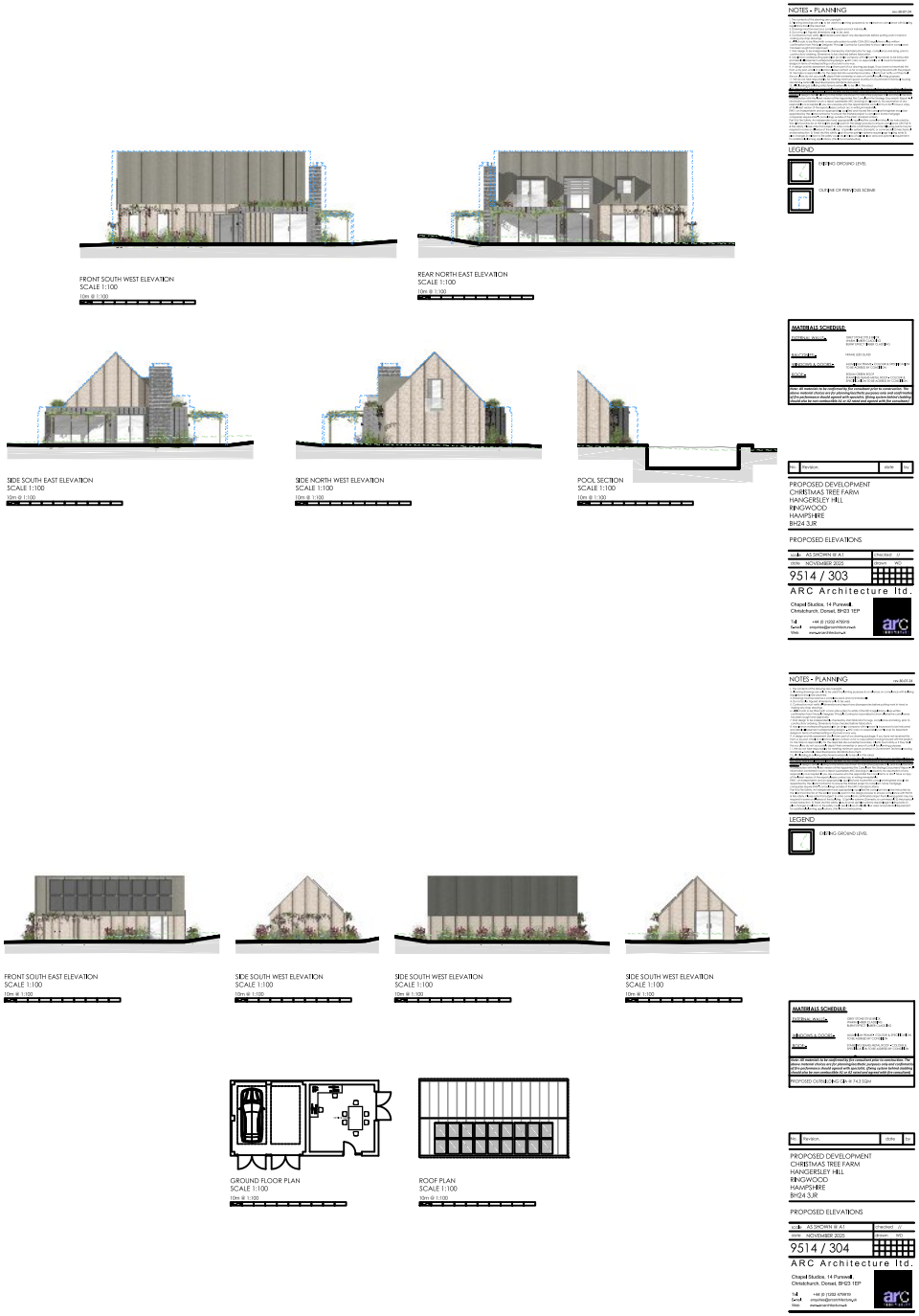
The Cottage

Recently refurbished, the adjoining cottage offers excellent versatility, making it ideal for multi-generational living or as guest accommodation. The property features a welcoming entrance hall with attractive quarry-tiled flooring, leading to a fitted kitchen complete with worktops, an electric oven and hob, space for a fridge/freezer, and a wall-mounted boiler. A bright, open-plan dining area with wood-effect flooring further enhances the sense of space and comfort. Stairs rise to the first floor, where you'll find a well-proportioned bedroom, complemented by a bathroom fitted with a modern three-piece suite.

Please note: Photos were taken prior to the space being used as a gym and home office.



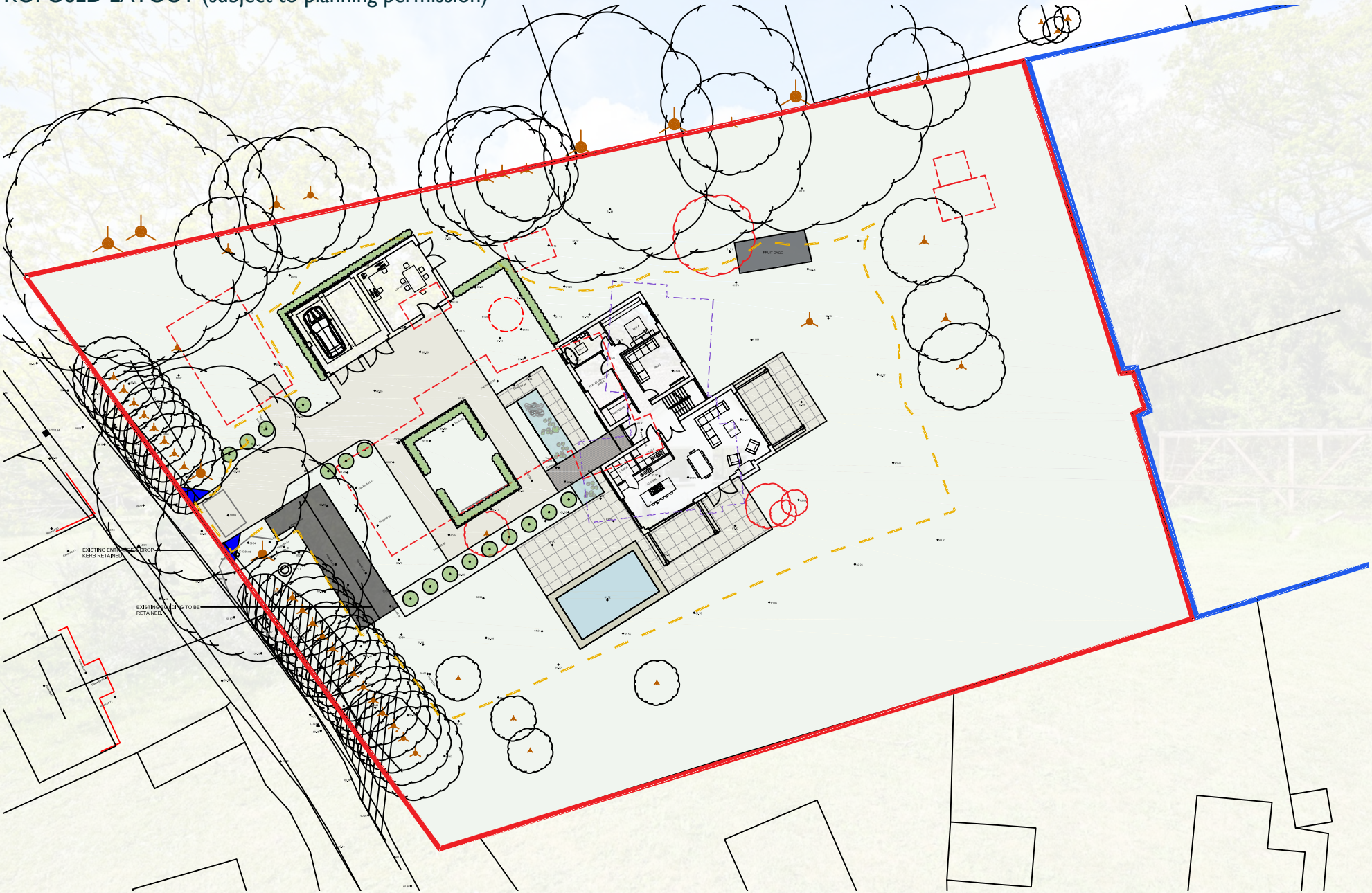


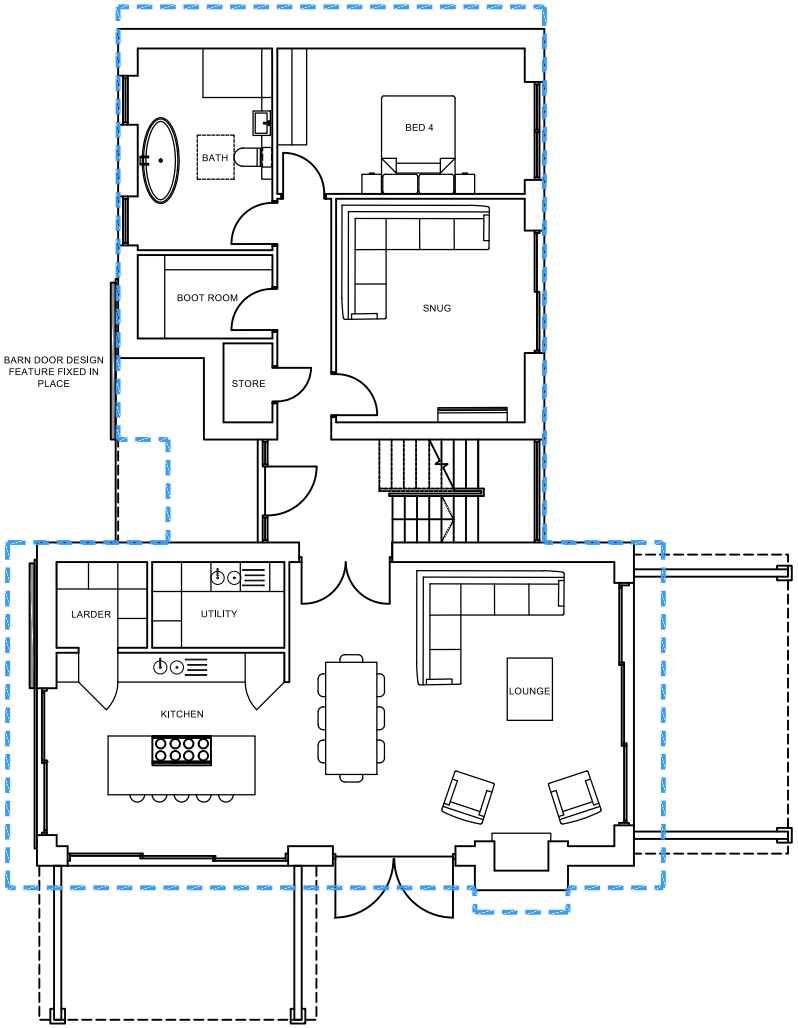


Planning Permission

The current owners have used local highly regarded architects ARC to design the re-development of Christmas Tree Farm into a contemporary 4 bedroom eco home with garaging, office space, swimming pool and landscaped gardens. Extensive documentation has been compiled to assist the planning process such as ecology surveys, topological reports, landscape plans etc. Current plans shown have been recommended approval by New Forest National Park (STPP).

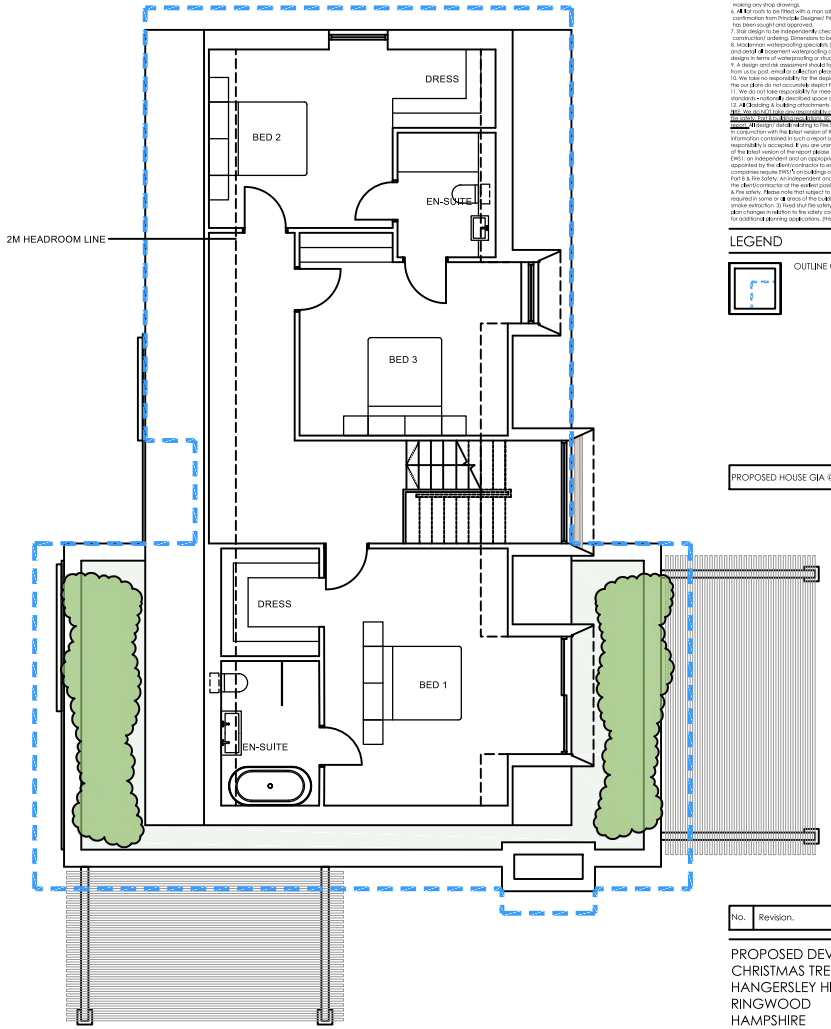
PROPOSED LAYOUT (subject to planning permission)





GROUND FLOOR PLAN
SCALE 1:100

10m @ 1:100



FIRST FLOOR PLAN
SCALE 1:100

10m @ 1:100

NOTES - PLANNING

rev-30-07-24

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Drawings must be read as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. All roof roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
7. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Made-man waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. • ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structures in any way.
9. Party wall agreements are not shown on this planning drawing package, if you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the red lines do not accurately depict their ownership or area of control for planning purposes.
11. We do not take responsibility for meeting minimum space as setout in Government Technical Housing standards –nationally described space standards document.
12. All cladding & building attachments external to be all A1 fire rated.
RE: 'do we NOT take any responsibility and accept zero use if anyone is putting to any matters relating to fire safety per Build Regulations Phase 1B apply' we do not accept responsibility in any way, shape or form. All design / details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact us in writing immediately.
EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building. 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of saleable floor area and potential requirement for additional planning applications. (Model is not exhaustive)

LEGEND

OUTLINE OF PREVIOUS SCEME

PROPOSED HOUSE GIA @ 227.6 SQM

No.	Revision.	date	by

PROPOSED DEVELOPMENT
CHRISTMAS TREE FARM
HANGERSLEY HILL
RINGWOOD
HAMPSHIRE
BH24 3JR

PROPOSED FLOOR PLANS

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2025	drawn	WD

9514 / 302

ARC Architecture ltd.
Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP
Tel: +44 (0)1202 479919
E-mail: enquiries@arcarchitecture.uk
Web: www.arcarchitecture.uk



SUGGESTED LAYOUT
(subject to necessary planning permission)

CGI Imagery

For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG
T: 01425 462600 E: ringwood@spencersproperty.co.uk