

An opportunity to acquire a unique collection of historic buildings, within a woodland setting and on the edge of a thriving nature reserve

Offered for sale
on behalf of



Sussex
Wildlife Trust



BUILDINGS AT WOODS MILL

HORN LANE, HENFIELD BN5 9SD



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PILCHER**

01273 321 123

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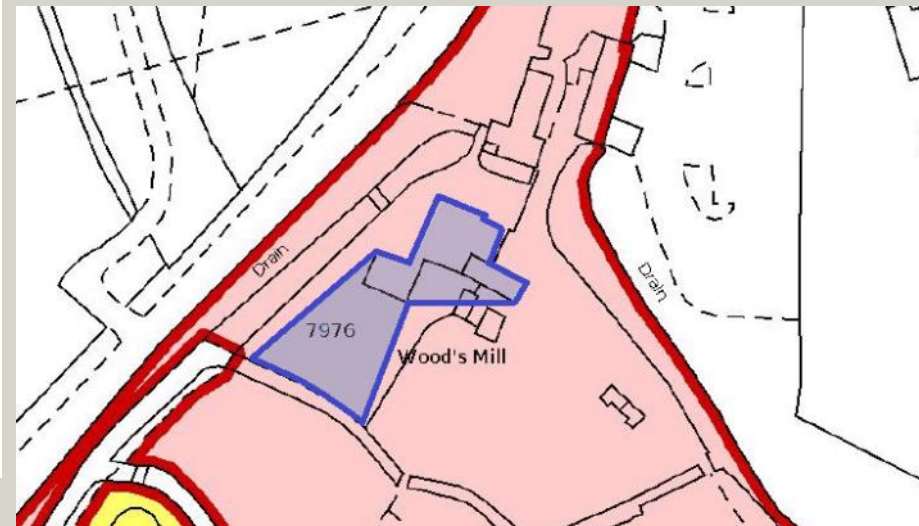
Background

The office building at Woods Mill, near Henfield, in a beautiful part of rural West Sussex, has been the Sussex Wildlife Trust's headquarters since the site was gifted to the Trust in the 1960s. Since then, the Trust has grown significantly and ways of working have changed, so the Woods Mill offices are no longer suitable for housing the charity's staff.

Having reviewed its real estate strategy, the Trust has decided to invest in more suitable office accommodation to meet the needs of its staff. Therefore, the Trust has made the difficult decision to offer the building for sale and an opportunity to acquire a truly unique facility has arisen. Surrounded by 47 acres of ancient woodland, wetland habitats, wildflower meadows and a lake, the building is adjacent to the Trust's education centre and nature reserve.

This rare site will appeal to a range of different purchasers. With options to restore or develop the buildings, the site would suit a business looking to relocate to a more rustic setting, a property investor or developer with an eye for conversion, or even a cooperative of craftspeople and artists. A number of opportunities exist for residential, commercial or mixed uses, subject to obtaining necessary planning consents.

Bearing in mind the history and location, the Trust is keen to pass on their much-loved facility to a buyer who shares their own ethos. Their priority is to continue their ongoing and essential work protecting Sussex wildlife.



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Location

Woods Mill is approximately half a mile to the south of Henfield village in West Sussex, on the road between Small Dole and Henfield. The site sits at the junction of the A2037 and Horn Lane in a semi-rural location. Main road and rail links are easily accessible.

Description

The building comprises three separate areas: the original residential home which is believed to have been built in 1812, a two-bedroom cottage added in the 1970s and a two-storey office extension added in 2000. Parts of the buildings are Grade II Listed.

The three areas of the building are linked by a Welcome area via the main entrance, and there is a staff kitchen and male and female toilets. There is also a private garden with mature trees, a wildflower lawn and outdoor seating area, including a raised patio area. The original building boasts an impressive Inglenook fireplace, wooden beams and many other original features.

For many years the building was home to the Woods Mill wardens and their families before being converted to office use.

Acquiring this unique and historic building would appeal to those with an interest in conservation and appreciation for nature. The adjacent Woods Mill Nature Reserve, which does not form part of the sale, is home to a wide variety of wildlife including rare Turtle Doves, Nightingales and many other birds, dragonflies, butterflies, amphibians, mammals and invertebrates. The flora on the nature reserve is also wonderful, with Wood Anemones and Bluebells in the woodland in the spring and several species of orchid in the summer.



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The site has a public car park and allocation of spaces can be negotiated. The mill building, education centre, toilets and additional lower car park are not included and are to be retained in the ownership of Sussex Wildlife Trust.

Please note that all boundaries are approximate and the plan is for indicative purposes only.

The property and land is offered for sale on a subject to contract basis.



Offers invited in excess of £800,000 for the freehold interest

Sole agent – Graves Son & Pilcher



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Contact for further information:

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measurements are approximate



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