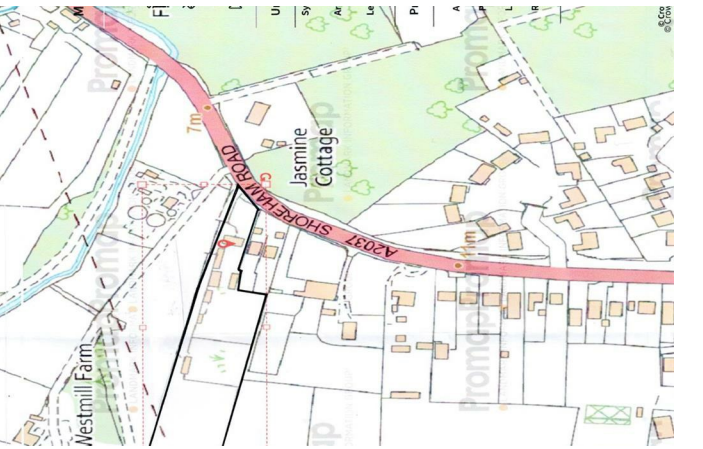




Small Dole, BN5 9YG

Being Brought To The Market For The First Time In Its History Hoewood Nurseries Comprises Of A 3 / 4 Bedroom Detached Chalet Bungalow, Double Garage, Open Fronted Storage Barn, Two Storey Former Packing Shed, Range Of Brick Built Stables, Various Other Outbuildings And Range Of Greenhouses (All Dilapidated) Paddock, All In Need Of Completed Modernisation And Set Within Approximately 2.5 Acres.

The property is considered to be of interest to developers / speculators as well as somebody looking to create a family home with the possibility to run a business from the range of various outbuildings (subject to the necessary planning consents). For many years the property was run as a successful garden nursery and is set well back from the Shoreham Road and offers a good size 3/4 bedroom detached chalet bungalow in need of modernisation with garden and double garage. The entrance drive then leads past the property and provides access to the various range of buildings at the rear as well as a paddock.

Hoewood Nurseries is located on the Northern side of this popular Downland village within an easy stroll of the village convenience store / post office and local pub. Henfield village is just a five minute drive away with a greater array of shops including a bustling High Street, primary school, medical and sports centres. Brighton, Hove and Shoreham by Sea are a 15/20 minute drive to the south. The mainline railway station at Hassocks is 10 minutes away with regular services into London Bridge and Victoria. A/M23 provides easy access to Gatwick Airport. The village is just a short distance from the South Downs National Park offering exceptional hiking and walking with spectacular views of the surrounding countryside and out to the coast.



- Detached Chalet Bungalow With Approx 2.5 Acres All In Need Of Modernisation
- Range Of Outbuildings
- Situated On The Edge Of The Village Of Small Dole
- Of Interest To Developers / Speculators
- Stables And Paddock

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Approx. Gross Internal Floor Area (Excluding Outbuilding / Garage) 147.67 sq m / 1589.5 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

