



THE YARD
HIGH STREET, WALLCROUCH, TICEHURST, EAST SUSSEX TN5 7JT



**Lambert
& Foster**

WADHURST 1.5 MILES | TICEHURST 2 MILES | TUNBRIDGE WELLS 8.7 MILES

THE YARD, HIGH STREET, WALLCROUCH, TICEHURST, EAST SUSSEX, TN5 7JT

A picturesque equestrian smallholding with permission for use as a riding school, with land extending in all to some 8.61 acres, situated in a superb location in between the villages of Ticehurst and Wadhurst in East Sussex.

GUIDE PRICE £325,000 FREEHOLD



DESCRIPTION

The Yard is situated in a semi-rural location in between the villages of Ticehurst and Wadhurst in East Sussex. The property offers a rare opportunity to purchase a well-equipped equestrian smallholding with permission for use as a riding school, with land extending in all to some 8.61 acres.

A secure gated access from the High Street (B2099) leads to a contained hardcore parking area. A further secure gated entrance leads along the driveway, which is lined with paddocks either side, to the yard, which is located at the rear of the site, away from the road. Situated around the yard are a significant range of timber frame stable blocks on a concrete base with concrete apron, providing 13 loose boxes, a tack room, together with a small pole barn to the rear for hay storage.

A 40m x 20m manège is also located adjacent to the stables, alongside a 20ft steel container and a toilet block, which will remain in situ.

Situated around the yard are six broadly level and well drained grazing paddocks, each with individual water troughs and sub-divided by stock proof fencing. To the rear of the yard is a small isolation paddock. Of the 8.61 acres, approximately 2.5 acres comprises woodland situated on the southern and western boundaries of the land.

Planning permission was granted under reference RR/2014/3109/P for the “*Change of use of existing equestrian premises to a riding school*”. This permission allows for five, one-hour, one-to-one lessons per day, 5 days per week.



DIRECTIONS

The nearest postcode is TN5 7JT. From Ticehurst, head west along the B2099/High Street. After 2 miles, the entrance to The Yard will be located on the left-hand side.

HACKING

The Bewl Water bridleway is accessible via a hack of just over one mile from The Yard, along the quiet Ward's Lane.

WHAT3WORDS

Using the free What3Words app, the gated entrance to the property can be located at [///variously.sniff.smooth](https://www.what3words.com/#!/variously.sniff.smooth)

ACCESS

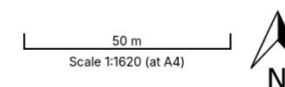
Access to The Yard is via a private gated entrance off the B2099/High Street



LOCATION PLAN: For illustrative purposes only.



Produced on Land App, Jul 17, 2026.
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VIEWING: Strictly by appointment only with the selling agent's Wadhurst office on 01435 873999 Option 3. Contact Will Jex or Dan Page for more information.

METHOD OF SALE: The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers, in the event that significant interest is received.

TENURE: The land is offered freehold with vacant possession on completion.

SERVICES & UTILITIES: Mains water is connected to the yard and paddocks, alongside a private drainage system servicing the toilet. The property is not currently connected to mains electricity, and the owners have used a generator to power lighting. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Rother District Council, Town Hall, London Rd, Bexhill-on-Sea TN39 3JX (Tel: 01424 787000).

FLOOD & EROSION RISK: The land is located within Flood Zone 1, an area with low risk of flooding.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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