



**NABBS COTT**  
VICTORIA ROAD, HERSTMONCEUX, EAST SUSSEX BN27 4TQ



**Lambert  
& Foster**

HERSTMONCEUX 1.3 MILES | HAILSHAM 5.3 MILES | PEVENSEY 5.8 MILES

## **NABBS COTT, VICTORIA ROAD, HERSTMONCEUX, EAST SUSSEX BN27 4TQ**

An immaculate and well-equipped equestrian smallholding with stables, yard and land extending in all to some 1.89 acres, located in an accessible position on the outskirts of Herstmonceux in East Sussex.

**GUIDE PRICE £225,000 FREEHOLD**



### **DESCRIPTION**

Nabbs Cott offers a rare opportunity to purchase an immaculate and well-equipped equestrian smallholding with land extending in all to some 1.89 acres, situated in a semi-rural location on the outskirts of Herstmonceux in East Sussex.

A secure gated access from Victoria Road leads along a hardcore driveway, lined with post and rail fencing, to the yard area, where there is a timber frame stable block providing three loose boxes and a tack room. The stables are well built, with timber weatherboarding to the elevations, under a pitched slate roof with oak posts on the front elevation. Adjacent to the yard, and within the winter turnout paddock, is a double bay field shelter (on skids), with one side currently used for secure storage.

Situated around the yard are four gently sloping and well drained grazing paddocks, with the grass leys appearing in excellent condition having recently been fertilised.

The entire property is enclosed by way of post and rail fencing with stock proof netting, including the subdivision between paddocks.

As part of the sale, the majority of the fixtures and fittings are available to remain at the property. An itemised itinerary of available items is available on request.



## DIRECTIONS

The nearest postcode is BN27 4TQ. From Herstmonceux, head east along Gardner Street (A271). After 0.7 miles, turn left onto Victoria Road, and continue for a further 0.6 miles before the entrance to Nabbs Cott will be located on the left-hand side.

## WHAT3WORDS

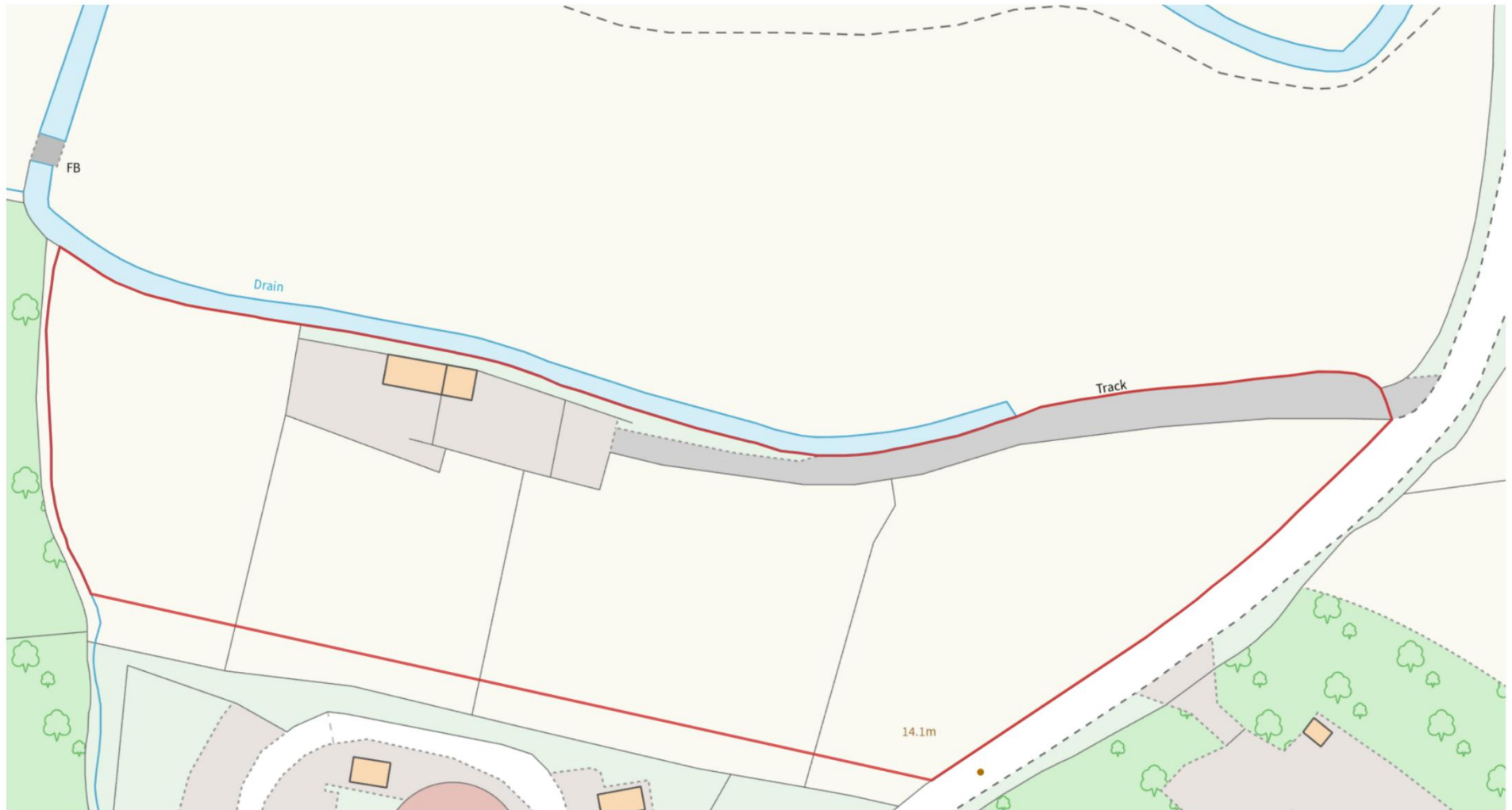
Using the free What3Words app, the gated entrance to the property can be located at [///erupted.promoting.trumpet](https://www.what3words.com/erupted.promoting.trumpet)

## ACCESS

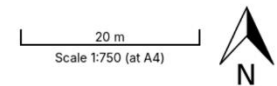
Access to Nabbs Cott is via a private gated entrance off Victoria Road.



LOCATION PLAN: For illustrative purposes only.



Produced on Land App, Apr 7, 2026.  
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)







**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.

**COVENANTS:** An easement is in place for Southern Water to access and maintain a water pipe that crosses through the land. Further details are available on request.

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

**SERVICES & UTILITIES:** Mains water is connected to the yard and paddocks, and there is a solar array on the stable roof providing electricity for security lighting and other appliances, which will be included as part of a sale. 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:** Wealden District Council, Vicarage Lane, Hailsham BN27 2AX (Tel: 01233 443322).

**FLOOD & EROSION RISK:** The land is partially located within Flood Zone 3, with the remainder in Flood Zone 1.

(Visit [flood-map-for-planning.service.gov.uk](https://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



**Lambert  
& Foster**



arla | propertymark    naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS