Whirledge &Nott

Land • Property • Development

Character Property: Tolleshunt D'Arcy, Maldon

Guide Price 2,140,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

A rare opportunity to acquire a character property steeped in local history as a public house to the former barge trade with established holiday let business. Including accompanying rural holding and residential development extending in total to approximately 66.55 acres (26.93 Ha) set within the Blackwater Estuary with water frontage and adjoining RSPB reserve. Available for sale as a whole or as individual lots.

DETAILS

Lot 1: Ship Ahoy! a 17th Century, detached, Grade II listed, five bedroom character property with heritage as a former public house to passing cargo trade routes, available with outbuildings and 3 holiday let cottages. (Extending to approximately 4.29 Ac). **Shaded Orange on the attached Plan. - Guide Price £970,000**

Lot 2: Farmyard with Class Q planning permission for five dwellings (Extending to approximately 1.11 Ac) **Shaded Blue on the attached Plan. - Guide Price £500,000**

RICS®

Lot 3: Grade 3 Arable Land (extending to approximately 50.2 Ac). **Shaded Green on the attached Plan. - Guide Price £550,000**

Lot 4: Grade 3 Arable land (extending to approximately 10.95 Ac). **Shaded Purple on the attached Plan**. **- Guide Price £120,000**

CLICK HERE FOR AN INTERNAL TOUR OF OLD HALL

CLICK HERE FOR AN INTERNAL TOUR OF A HOLIDAY COTTAGE

LOCATION

Old Hall is located in the picturesque location of Old Hall Lane in the village of Tolleshunt D'Arcy with far reaching views overlooking he River Blackwater and surrounding countryside and a number of coastal walks leading to neighbouring RSPB reserve.

The property is approximately 6 miles from the town of Maldon offering an array of amenities including shops, schools and leisure facilities. The Saxon village of Tollesbury is within approximately 1 mile acting as a popular sailing location with accompanying local shops, including a butcher and bakery. Witham and Kelvedon railway stations are both within approximately 11 miles of the property offering direct rail services to London Liverpool Street. The A12 is within approximately 8 miles offering wider road networks to London, Chelmsford and Colchester.

Post Code: CM9 8TP

What3Words Reference: ///reworked.last.contexts

LOT 1: SHIP AHOY! & HOLIDAY UNITS (APPROXIMATELY 4.29 AC) - - GUIDE PRICE £970,000

Shaded Orange on the attached plan, extending to approximately 4.29 Ac (1.74 Ha).

History

Dating back to its 17th Century roots as a public house originally known as the Crooked Billet before becoming the Ship Ahoy! This detached, Grade II listed property offers a diverse history of offering hospitality to bustling barge trade travelling from as far as Newcastle and Kent delivering coal and various cargo to a former Crab & Winkle railway line.

The establishment held some notoriety as a former smuggler hideout before being converted into a private house and shooting lodge for the Guisnes Court Estate in the early 1900's.

The adjoining land was later purchased by the RSPB in 1984 offering wetland habitats for rare species and marshes that have featured in the

BBC's filming of Great Expectations.

Ground Floor

- Entrance Hall: 2 x S/G wooden feature casement windows, tiled floor & loft access.
- Kitchen & Dining Room: Wooden D/G casement window, wooden front door, wooden sky light, tiled flooring with beam details throughout, fireplace, built-in storage cupboard and oil-fired AGA.
- Utility Room: UPVC D/G door to the side, wooden skylight, tiled floor, dishwasher connection, stainless steel sink with laminate fitted units and worktops and electric oven hob.
- WC - Toilet, sink, tiled floor and walls, wooden casement window.
- Sitting Room: 2 x wooden D/G windows, wooden door to adjoining room, brick fireplace with woodburning stove, built-in shelf and cupboard units.
- Shower Room: S/G wooden casement window, sink, WC, tiled floor and walls with shower cubicle.
- Bedroom 1/ Study: Wooden D/G window with carpet flooring.

First Floor

Accessed via first staircase:

- Bedroom 2: Timber D/G dormer window, carpet flooring with built in dressing table and drawer units.
- Bathroom: Timber D/G dormer window, sink, WC, fitted bath, part-tiled walls, 3 built-in cupboards.

Accessed via second staircase:

- Bedroom 3: Wooden D/G dormer window, carpet flooring, built-in wardrobes and cupboard, access to adjoining bedroom 2.
- Bedroom 4: Wooden D/G dormer window, built-in cupboards, carpet flooring.
- Bedroom 5: *Accessed via Bedroom 4.* Wooden D/G dormer window & wooden skylight, carpet flooring, built-in cupboards.

Externally

Quayside extending to approximately 50m.

Garden to the front and rear with hedge borders and brick patio seating area, plot includes access to river frontage and moorings with wooded spinney and enclosed paddocks.

Outbuildings

- **Garage**: Sliding wooden door with tiled roof and concrete floor housing the oil boiler and pump for the Diamond Sewerage Treatment Plant.
- **Game Shed/ Office**: Brick built with tiled roof, timber framed porch, carpet flooring, UPVC D/G doors to side patio seating area, 2 x S/G timber windows and 1 x D/G wooden window.
- **Storage Buildings**: Brick built and timber framed with tiled roof and concrete floor, 2 x timber stable doors, 3 x timber skylights, 6 x S/G timber units.
- **Laundry Room**: Brick built and timber framed with tiled roof and concrete floor, UPVC D/G window, tiled floor with laminate units, stainless steel sink, toilet, washing machine connections and a shower cubicle. Housing the oil fired underfloor heating for the Holiday Lets.

Holiday Lets

Operated by the Vendor for many years:

- **Whimbrel:** Comprising entrance hall, open-plan kitchen and living room, two bedrooms with one en-suite including a bath with shower over and one main bathroom with a shower cubicle and garden to the rear.
- **Sandpiper**: Comprising entrance hall, open-plan kitchen and living room, one bedroom with separate bathroom with a fitted bath with shower over and garden to the rear.
- **Dunlin:** Comprising entrance hall, open-plan kitchen and living room, one bedroom with separate bathroom with a fitted bath with shower over and garden to the rear.

CLICK HERE FOR AN INTERNAL TOUR OF A HOLIDAY COTTAGE

LOT 2: RESIDENTIAL DEVELOPMENT (APPROXIMATELY 1.11AC) - GUIDE PRICE £500,000

Shaded **Blue** on the attached plan within a plot extending to approximately **1.11 Ac (0.44 Ha)**.

Class Q planning permission granted for Change of Use of Two Agricultural Buildings to Five Dwellings **Totalling approximately 5,428 Sq Ft**. with building operations reasonably necessary for the conversion. **Planning Reference: 25/00412/PACUAR**

- **Plot 1**: 2 Bedroom, semi-detached dwelling extending to **100 Sq. m (1,076.39 Sq. Ft)** with open plan kitchen and living room, utility room, bathroom, 2 bedrooms and an en-suite.
- **Plot 2**: 2 Bedroom, semi-detached dwelling extending to **103 Sq. m (1,108.68 Sq. Ft)** with open plan kitchen and living room, utility room, bathroom, 2 bedrooms and an en-suite.
- **Plot 3**: 1 Bedroom, semi-detached dwelling extending to **59.3 Sq. m (638.3 Sq. Ft)** with open plan kitchen and living room, bathroom and bedroom.
- **Plot 4**: 3 Bedroom, semi-detached dwelling extending to **121 Sq. m (1,302.43 Sq. Ft)** with open plan kitchen and living room, utility room, bathroom, 3 bedrooms and an en-suite.
- **Plot 5**: 3 Bedroom, semi-detached dwelling extending to **121 Sq. m (1,302.43 Sq. Ft)** with open plan kitchen and living room, utility room, bathroom, 3 bedrooms and an en-suite.

LOT 3: FARMLAND (APPROXIMATELY 50.20 AC) - GUIDE PRICE £550,000

Shaded Green on the attached plan extending to approximately 50.20 Ac (20.32 Ha).

Level Grade 3, farmland in arable rotation incorporating river marsh frontage.

Direct river access.

LOT 4: ADDITIONAL LAND (APPROXIMATELY 10.95 AC) - GUIDE PRICE £120,000

Shaded Purple on the attached plan extending to approximately 10.95 Ac (4.43 Ha)

Level Grade 3, farmland in arable rotation with a reserved Right of Way access over Lot 2.

LEGAL

PLANNING & RATES

Old Hall Farmhouse is Grade II listed.

The Holiday Lets are currently subject to Small Business Rates Relief.

The Local Planning Authority is Maldon District Council.

Purchasers must make their own enquiries to establish whether the planning position is suitable for their intended use.

25/00412/PACUAR - Change of Use of two agricultural buildings to five dwelling houses - **Granted 12/09/2025**

EXISTING LICENCE

Approximately 1 Acres of Lot 3 is subject to an existing terminable grazing agreement, contact the Agent for further information.

SERVICES

We understand there is a private water supply connecting to mains water at the top of Old Hall Lane and mains electricity are connected. There is oil fired central heating and Diamond Sewerage Treatment Plant which also connects to the Holiday Cottages.

The Holiday Cottages benefit from oil fired underfloor heating.

There are three electric meters splitting the electric for the holiday lets, Ship Ahoy! and the residential development.

We understand there is potential to connect 3-phase electric to the residential development.

Prospective purchasers must make their own enquiries into the suitability of available services for their uses.

The Purchaser will be granted an easement to install a new water main to connect to the mains supply subject to agreeing terms with the Vendors.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

Old Hall is classed as Band E.

Old Hall Holiday Lets are classed as Band D.

RESTRICTIVE COVENANTS & EASEMENTS

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not. There will be a restriction preventing the transfer, novation or sub sale of the property prior to completion.

The following public footpaths cross the property:

- Footpath 28 to Tollesbury

- Byway 15 to Tollesbury
- Footpath 22 to Tollesbury
- Footpath 5 to Tollesbury

A Right of Way is reserved over the existing farm track for the benefit of other users.

A Right of Way is reserved over the access to Lot 2 for access to Lot 4.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Old Hall Lane, Tolleshunt D'Arcy, Maldon, CM9

Approximate Area = 2162 sq ft / 200.8 sq m
Annexe = 1710 sq ft / 158.8 sq m
Garage = 374 sq ft / 34.7 sq m
Outbuildings = 872 sq ft / 81 sq m
Total = 5118 sq ft / 475.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Whirledge & Nott. REF: 1420709

Old Hall Farm, Old Hall Lane, Tolleshunt
D'Arcy, Maldon, Essex, CM9 8TP

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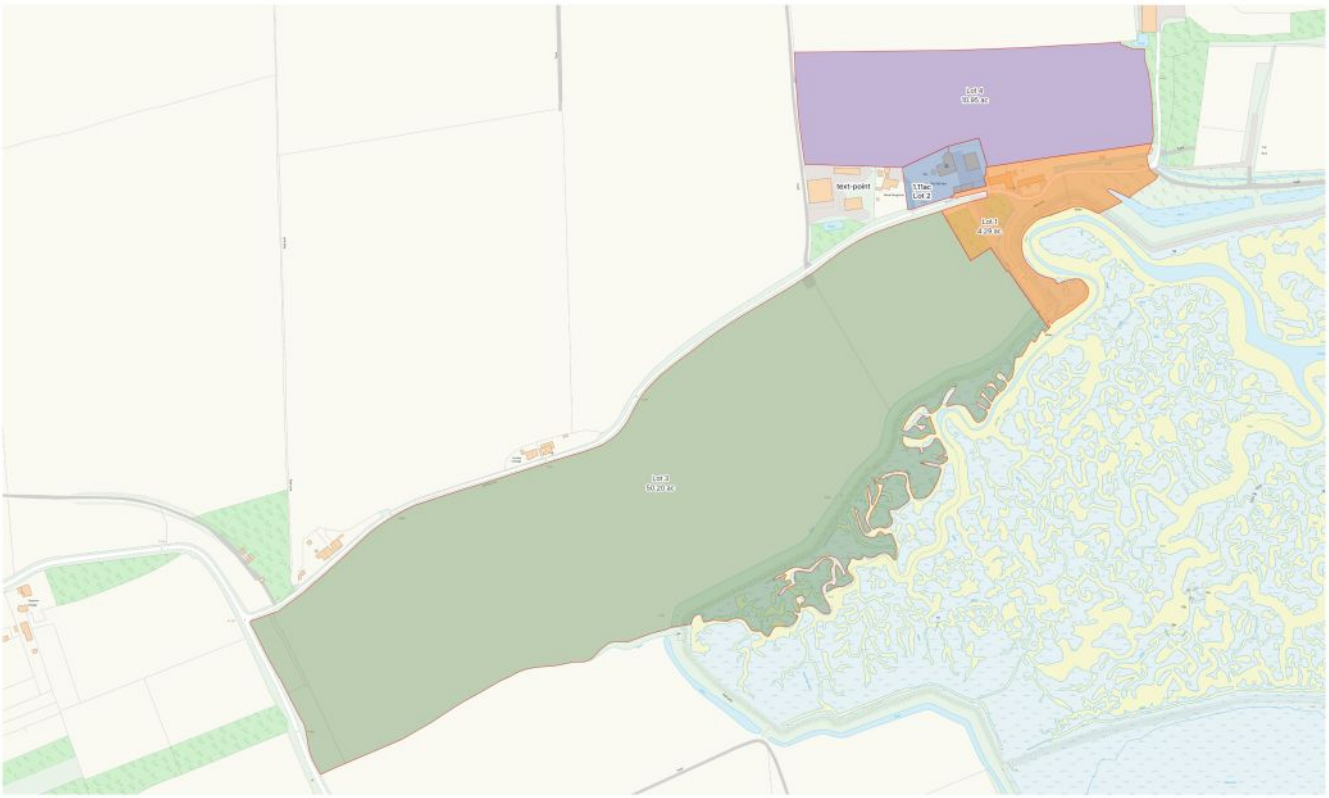

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50 m
Scale 1:2500 (at A2)
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