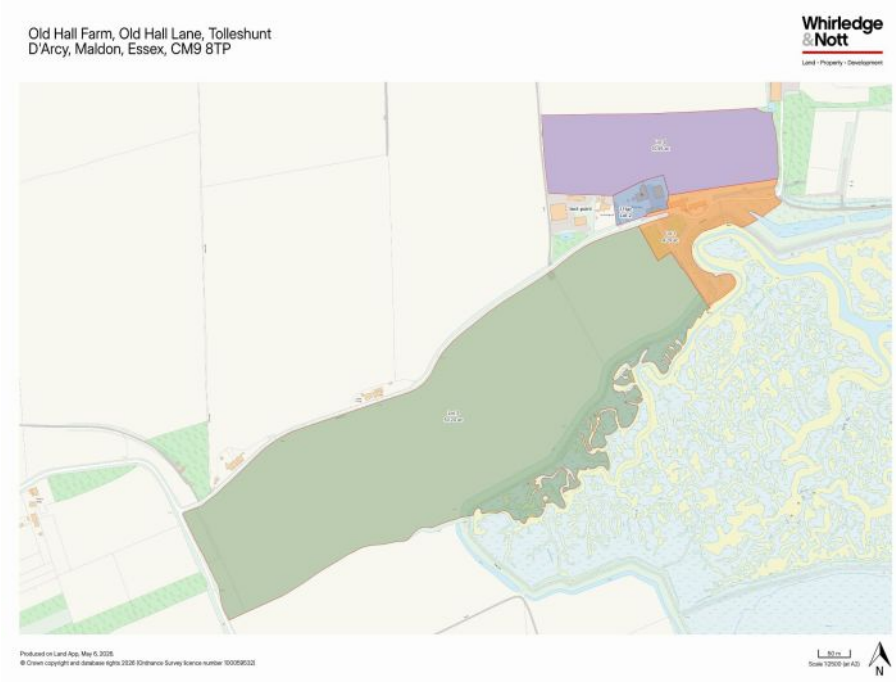
Whirledge & Nott

Land • Property • Development



Farm Land: Tolleshunt D'Arcy, Maldon

Guide Price £550,000

CHELMSFORD OFFICE

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

01245 231123

An opportunity to acquire approximately 50.20 Ac of Grade 3 Arable Land. Shaded Green on the attached Plan.

Set within the Blackwater Estuary with water frontage and adjoining RSPB reserve. Neighbouring lots including residential development, holiday lets and a Grade II listed detached character property steeped in local history are also available for sale as a whole or separately.

CLICK HERE FOR DETAILS OF THE ADDITIONAL LOTS

DETAILS

Set within the Blackwater Estuary with water frontage and adjoining RSPB reserve. Neighbouring lots including residential development, holiday lets and a Grade II listed detached character property steeped in local history are also available for sale as a whole or separately.

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RICS®

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 the 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

History

Dating back to 17th Century, the Neighbouring Lot 1's former heritage 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.

LOT 3: FARMLAND (APPROXIMATELY 50.20 AC)

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.

LEGAL

PLANNING

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.

EXISTING LICENCE

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

SERVICES

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.

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.

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.

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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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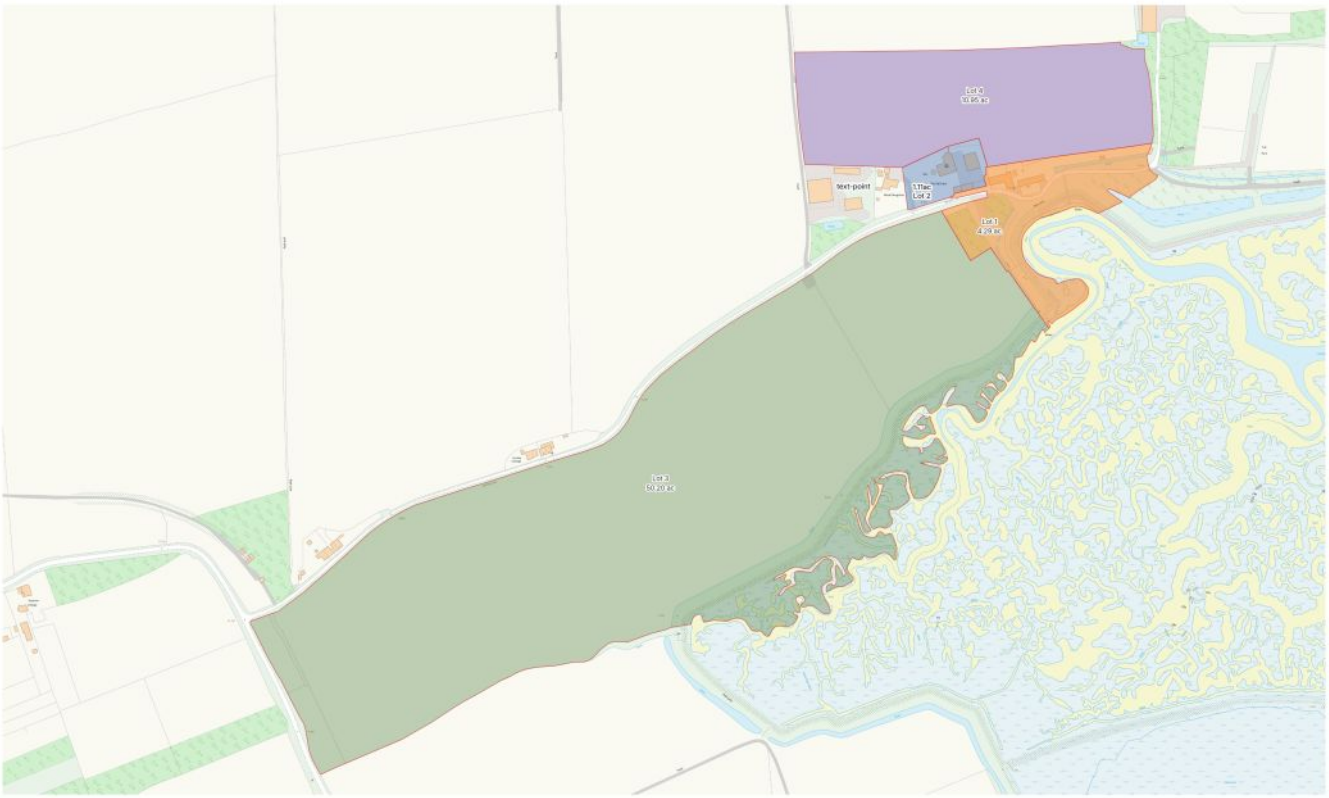

Produced on Land App, May 6, 2026.
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50 m
Scale 1:2500 (at A2)
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