



**Church Street**  
Goldhanger, Maldon, CM9 8AR

**Offers In Region Of £550,000**  
EPC Rating 'TBC'

- 0.18 Acre Plot
- Village Location
- Former Public House
- Conversion or Development







## Property Description

David Martin Estate Agents are delighted to offer for sale this former public house, 'The Cricketers', situated in the highly desirable village of Goldhanger. Occupying a plot of approximately 0.18 acres, the property benefits from a garden and car park and presents an exciting opportunity for conversion to a substantial private residence or potential redevelopment for a new home (subject to the necessary planning permissions). The property currently comprises the former public house premises with a spacious three-bedroom flat above, offering versatile accommodation. Character features are evident throughout, including exposed beams and attractive fireplaces, adding to the building's heritage appeal. This is a rare opportunity to acquire a character building with significant potential in a prime village setting.

Situated on the north bank of the picturesque Blackwater Estuary, Goldhanger is a highly desirable waterside village positioned between Heybridge and Tollesbury. It is renowned for its stunning coastal walks, far-reaching estuary views, and abundance of natural beauty. A strong sense of community further enhances its appeal. Despite its peaceful setting, Goldhanger remains conveniently located. The historic town of Maldon is within easy reach, while excellent road links provide access to Chelmsford, Colchester, and London - ideal for commuters seeking a balance between rural charm and connectivity.

#### AGENT NOTE

Please note that all viewings to this opportunity are to be arranged and accompanied by a member of David Martin Estate Agents.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements