



HYLANDS  
ESTATE



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## The Perfect Venue for Business Events



Hylands Estate offers an impressive setting for holding Business & Corporate events such as meetings, conferences, and seminars. Surrounded by 574 acres of peaceful parkland, our opulent period interiors within the house and our crisp, contemporary Grand Pavilion provides the perfect setting for your business event.

Hylands House and Grand Pavilion have a choice of many rooms to suit a variety of styles and capacities for up to 300 delegates.

Set amongst the most beautiful surroundings, Hylands House, with its glorious restored rooms, is the perfect location for photoshoots & filmings. Our large estate is also ideal for outdoor events such as concerts, charity events and shows.

With our dedication, flexibility and passion for our venue, we will help you create the perfect event.



W [hylandsestate.co.uk](http://hylandsestate.co.uk)  
E [hylands@chelmsford.gov.uk](mailto:hylands@chelmsford.gov.uk)  
T +44 (0)1245 605500

Hylands Estate  
London Road  
Chelmsford CM2 8WQ



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## Corporate Hire Hourly Pricing

Charges are per hour and excluding VAT with a minimum of a 3 hour hire  
10% discount applicable for Monday & Tuesday hires

### Hylands House First Floor

£85

Hanbury Suite  
Capacity 10 delegates

### Hylands House East Wing

£160

Drawing Room, Library & Grand Staircase  
Capacity 70 delegates (theatre style)  
Please note hot fork buffets are not available in this area

### Hylands House West Wing

£210

Banqueting Room, Small Dining Room & Terrace Room  
Capacity 100 delegates (theatre style)

### Hylands House Ground Floor

£285

Exclusive use of the ground floor of Hylands House

### Hylands House

£315

Exclusive use of Hylands House

### Grand Pavilion

£365

Exclusive use of the Grand Pavilion  
Capacity 300 delegates

### Hylands House & Grand Pavilion

£525

Exclusive use of Hylands House and the Grand Pavilion,  
plus the Back Lawn



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## Catering Packages

Prices quoted are per delegate, per serving and are exclusive of VAT

### Light Refreshments

Tea & coffee	£2.20
Tea, coffee & biscuits	£2.50
Tea, coffee & pastries	£3.00
Glass of orange juice	£0.60

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### Breakfast Menu      £12.00

(minimum 20 delegates)

Danish pastries  
Natural yoghurt, granola, seeds, fruits, honey  
Seasonal fruits & berries  
Great Garnets sausages, brioche roll, Tiptree jam

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### Light Lunch              £11.50

(minimum 10 delegates)

Selection of chef's choice sandwiches  
served on white, granary and wholemeal breads  
Essex pork & shallot all butter puff pastry sausage roll  
Brie, thyme & cranberry tartlet  
  
Sweet items:  
Cranberry & vanilla flapjack  
Fresh fruit platter

Please see overleaf and following pages for additional lunch packages.



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## Catering Packages

Prices quoted are per delegate, per serving and are exclusive of VAT

### Cold Fork Buffet

(Minimum 20 delegates)

£17.00

Pork & chorizo scotch egg bites,  
brown sauce

Ham hock terrine, apple chutney,  
toasted focaccia

Poached salmon, watercress, crème  
fraiche & lemon

Teriyaki chicken, Asian noodle salad,  
soy & honey dressing

Goats cheese & watercress tartlet

Chicken & bacon pasta salad, whole  
grain mustard dressing

24 hour proved focaccia, garlic &  
herb aioli

#### Sweet items:

Mini meringues, chantilly, fresh berries &  
mint

Chocolate & vanilla brownie bites

Fresh fruit platter, berries

### Hot Fork Buffet

(Minimum 20 delegates)

£22.50

Rigatoni, beef shin ragu, crispy  
shallot, parmesan

Moroccan spiced lamb, aubergine,  
apricot, dukka

Herb baked salmon, braised fennel &  
pea fricassee

Roast butternut squash risotto, goats  
cheese, pine nuts, crispy sage

Herb roasted potatoes. Chorizo.  
Mustard dressing

Baby leaf & endive salad, blue  
cheese dressing, walnut

Quinoa & cucumber salad, olive, feta,  
pickled red onions

#### Sweet items:

Acai bar, goji berries

Lemon tart, vanilla mascarpone,  
candied lemon

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## Catering Packages

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### Plant-based Lunch Packages

#### Finger Buffet (Minimum 10 delegates)

£12.00

##### Sandwiches:

Roast red pepper, harissa  
mayonnaise, spinach, granary bread

Cheddar, caramelised onion, rocket,  
white bread

Sweet potato falafel, chipotle,  
cucumber yoghurt, wrap

Spiced beans, feta, tomato salsa,  
baby leaves, wrap

Sweet potato & chickpea pastry roll,  
tomato chutney

Butternut & shallot tart, beetroot,  
watercress & walnut salad

Spring onion bhaji, chilli & mint  
chutney

Roast squash, Moroccan spiced  
hummus, pomegranate, pistachio

##### Sweet items:

Dark chocolate brownie, honey cream,  
raspberry

Fresh fruit, berries, vanilla & mint  
dressing

Lemon cake, lime glaze

#### Hot & Cold Fork Buffet £20.50 (Minimum 20 delegates)

Quinoa & fava bean salad, radish,  
feta, soft herbs, lemon dressing

Roast squash, Moroccan spiced  
hummus, pomegranate, pistachio

Spiced cauliflower, hazelnut dukka,  
lemon & tahini dressing

House salad, lemon & herb dressing

Cavatappi pasta, marinated  
courgette, herb pesto, toasted pine  
nuts (hot)

Chestnut & oyster mushroom baked  
gnocchi, crispy sage, pine nuts (hot)

Roast butternut & chickpea curry,  
braised rice & sweet onions,  
cucumber raita (hot)

Focaccia, sun blushed tomato butter

Olive sour dough, confit garlic &  
herb aioli

##### Sweet items:

Dark chocolate brownie, honey  
cream, raspberry

Fresh fruit, berries, vanilla & mint  
dressing

Lemon cake, lime glaze



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## Catering Packages

Prices quoted are per delegate, per serving and are exclusive of VAT

Our health & wellbeing lunch offers a lighter, bread free option for balance and ensures your guests are fuelled and alert for the rest of the day. Our caterer sources their food locally and ethically.

### Health & Wellbeing Buffet      £11.50 (minimum 20 delegates)

Teriyaki salmon, edamame, avocado, sesame, quinoa  
Harissa chicken, farro, feta, spinach, lime yoghurt dressing  
Butternut & aubergine open tart, rocket, beetroot dressing, sunflower seeds  
Spiced cauliflower, hazelnut dukka, lemon & tahini dressing  
Rye, soft hen egg, pickled red onion, cornichon, lemon mayonnaise  
Puy lentil scotched egg, chilli & marinated cucumber salad

#### Sweet items:

Acai bar, goji berries  
Fruit platter, vanilla & mint dressing  
Coconut & raspberry bake, maple, yoghurt frosting



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## Audio Visual Technology



Hylands Estate offers state of the art audio visual technology, including:

- 86 and 65 inch Ctouch interactive screens with built-in computers
- ClickShare compatibility
- Video conferencing facilities in Hylands House
- Sound system with microphones
- Wireless keyboard, mouse and presentation clickers

For more intricate or complex set-ups, contact us to be put in touch with our accredited AV supplier.



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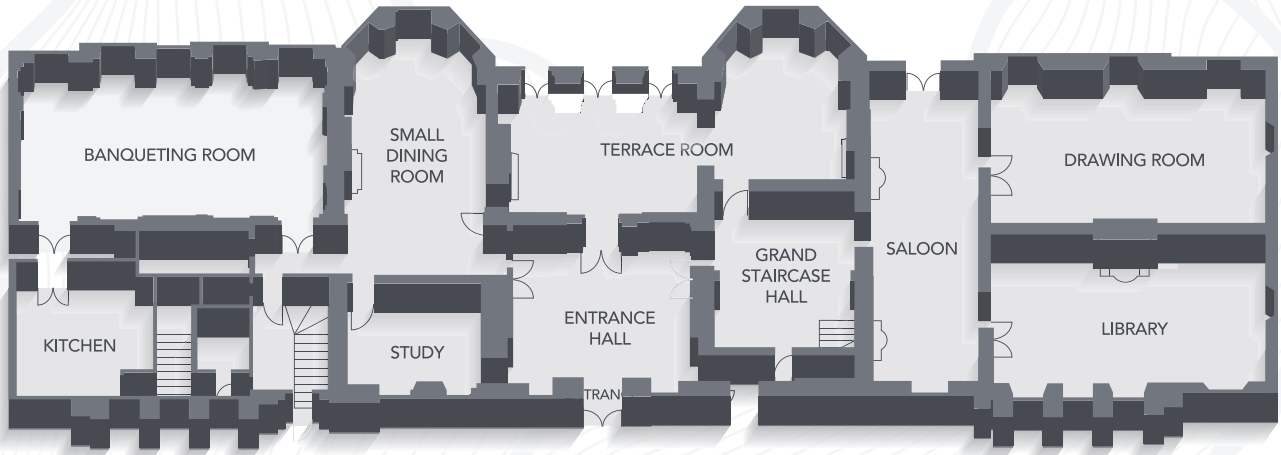
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## Floor Plan: Hylands House Ground Floor



### Hylands House West Wing

#### THE BANQUETING ROOM

Capacity:	
Theatre	100
Boardroom	40
Cabaret	50
Dinner	80
Dimensions	12x7m

#### THE TERRACE ROOM

Capacity:	
Cafe	60
Dimensions	13.7x5.5m

### Hylands House East Wing

#### THE DRAWING ROOM

Capacity:	
Theatre	70
Boardroom	20
Cabaret	40
Dimensions	11x6.5m

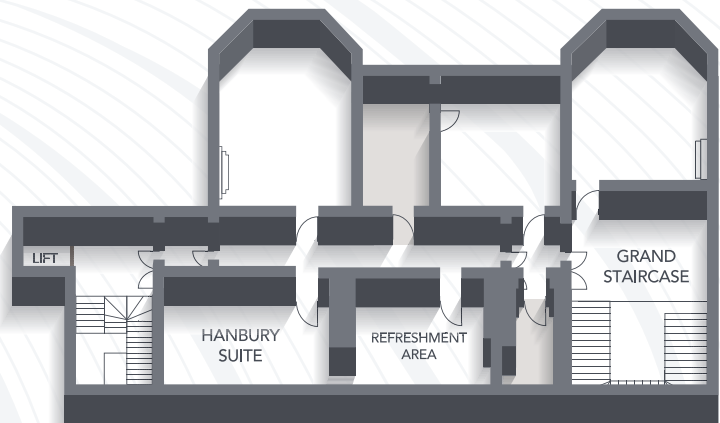
#### THE LIBRARY

Capacity:	
Boardroom	20
Dimensions	11x6.5m

## Floor Plan: Hylands House First Floor

### THE HANBURY SUITE

Capacity:	
Boardroom	10
Dimensions	3.6x3.59m



Please see overleaf for Grand Pavilion floor plan.



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## Floor Plan: Grand Pavilion

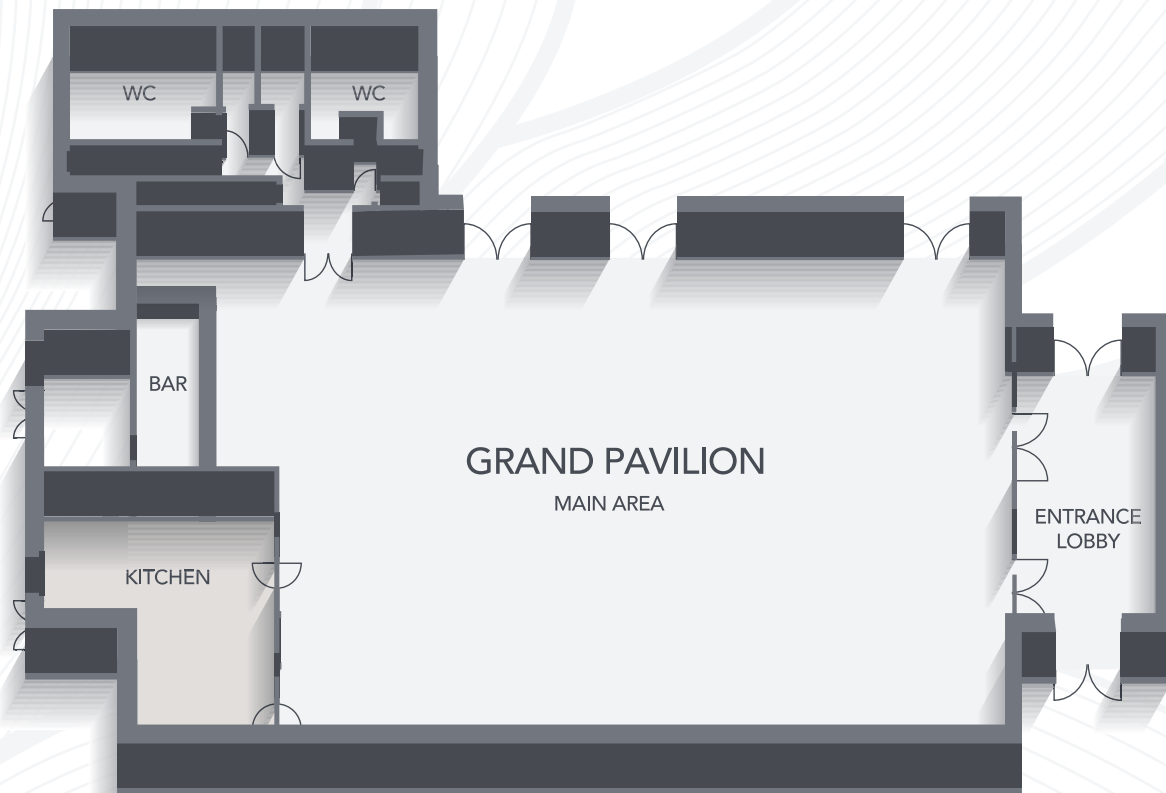
Capacity:

Theatre: 300

Cabaret: 200

Dinner: 300

Dimensions: 25x18m

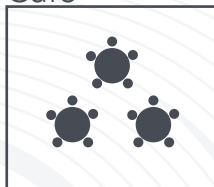


## Seating Layouts

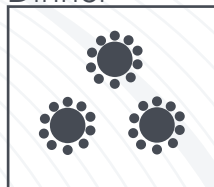
Theatre



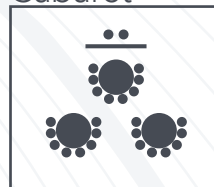
Cafe



Dinner



Cabaret



Boardroom



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## A Brief History of Hylands Estate



The house at Hylands was first built in 1730 for a local lawyer, Sir John Comyns. An engraving from around 1770 shows a two-story red brick house surrounded by iron railings with formally laid out gardens. Sir John died in 1740 and the Estate was left to his heirs. However, by 1797 the house had been put up for sale and purchased by a Danish merchant, Cornelius Hendrickson Kortright. Cornelius modernised the property by inviting Sir Humphry Repton, to re-design the House and gardens. A painting in 1819 shows an elegant neo-classical mansion covered in white stucco surrounded by an English landscape-style parkland.

In 1814 Hylands was purchased by Pierre Labouchère, a Dutch-born banker. Following Labouchère's death in 1839 Hylands was bought by John Attwood, a Member of Parliament. He wanted a grander property than the existing Hylands and employed John Buonaratti Papworth to enlarge and redecorate the house. Attwood bought up the surrounding land until the Estate stood at 4,300 acres. However, in 1848 his fortunes changed, and he eventually moved to France. In 1858, the now 843-acre estate was bought by Arthur Pryor and his wife Elizabeth.

In 1905 Sir Daniel Gooch, a sailor, and explorer, came to live at Hylands. He and his wife entertained regularly and in 1912 the family hosted the first British aero —a wedding with the bridegroom and fellow aviators arriving by plane. When war broke out in 1914 Hylands was used as a hospital. John Mackenzie Hanbury purchased Hylands in 1922. However, he was destined never to live at Hylands; he died suddenly in 1923 leaving Hylands to his wife, Christine. Christine continued to live at Hylands until she died in 1962.

In 1964 the contents of the house were put up for auction and in 1965 Hylands was once again up for sale. The house, in a poor state of disrepair, was eventually bought in 1966 by Chelmsford Borough Council (now Chelmsford City Council). Although the park was opened to the public it was not until 1986 that the Council was able to set up the Hylands Restoration Fund. Phased work began and eventually in 2005 the house was restored to its early 19th century elegant appearance.

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## Make an Enquiry



Our experienced team can advise you not only on the venue itself but on all aspects of your hire. To discuss your event further please contact the Events Team.

01245 605500

hylands@chelmsford.gov.uk

www.hylandsestate.co.uk

### From M25/ London

Exit the M25 at Junction 28 on to the A12 towards Chelmsford and Colchester.

Exit the A12 at Junction 15 on to the A414 dual carriageway toward Chelmsford.

### By Train

Chelmsford Railway Station is in the city centre and a short taxi ride away from Hylands Estate.



## Join us on Social Media



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