



The Mill










The Tye, East Hanningfield, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Former mill, currently used as offices, with application for residential use, located in the heart of the village.

A handsome red brick and part-weatherboarded four storey former mill, available as either a commercial premises or subject to the necessary consents could be converted to a residential dwelling.

 2-3 RECEPTION ROOMS	 3-4 POTENTIAL BEDROOMS	 2 CLOAKROOMS
 PARKING	 POTENTIAL GARDEN	 FREEHOLD
 VILLAGE	 PROPOSED 2,654 SQ FT	 OFFERS OVER £550,000



The property

Located on this private residential turning in the village of East Hanningfield, The Mill is a handsome detached red brick and part-weatherboarded property featuring elegant neutral décor throughout, currently configured for occupation as business premises for a firm of renowned architects and offering the potential either to continue its existing use or for the purchaser to convert it into a stunning family home with extension, subject to planning permission (applied for). The scale of the building enables many configurations.

Sensitively combining modern amenities with period features including sash glazing, some exposed brick walls and external features reminiscent of the building's history as a feed mill, the property offers more than 1,900 sq ft of light-filled flexible accommodation arranged over four floors. In its current configuration it provides a rear aspect storm porch and entrance hall with useful storage, two modern cloakrooms and a staircase tower. In addition is an L-shaped triple aspect office with bespoke fitted

shelving and French doors to the front aspect, an inter-connecting fitted pantry/kitchenette and double doors to a ground floor meeting room with French doors to the front aspect. Stairs rise from the entrance hall to the first and second floors, both currently configured as spacious single offices; one featuring exposed industrial steel girders, and both with white-painted exposed brick walls and French doors opening to front-aspect Juliet balconies with far-reaching views. These spaces offer potential for conversion into additional reception rooms or bedrooms, if required. On the third floor the property provides a conference hall with a feature front aspect bay derived from the building's original use as a feed mill, exposed brick walls and a wood-lined vaulted ceiling, also with potential for conversion to additional reception/bedroom accommodation.

The property is approached over a gravelled driveway and low-maintenance forecourt, giving access to a parking area to the rear with potential for a redesign into a family garden, if required.



Location

East Hanningfield is a small Conservation village situated to the south-east of Chelmsford and to the north-west of South Woodham Ferrers, with amenities including a church, village hall, Post Office/shop, restaurants and a primary school; wider amenities are available in the surrounding villages of Danbury, Howe Green, Woodham Ferrers, West Hanningfield and Rettendon.

Chelmsford city centre offers a comprehensive selection of independent and national stores, two shopping centres, six retail parks and numerous independent and chain restaurants together with excellent sporting and leisure facilities including an ice rink. Ideal for the commuter, East Hanningfield offers regular bus services to Chelmsford, Southend and South Woodham Ferrers; its proximity to the A130 and A12 gives excellent links to the motorway network via the M25 and M11, and South Woodham Ferrers station (3.8 miles) provides regular services to central London.

Town and country planning

The following permissions have been applied for on the 25th March 2025 but not yet determined: 25/00376/FUL | The change of use from Business (Use Class E) to Domestic Dwelling (Use class C3), with a proposed single storey rear extension, and first and second storey rear extensions.

For the full planning documents buyers should investigate on the local planning website for Chelmsford City Council. Copies of the full plans are available online or by request from the vendors agent.



Distances

- Danbury 1.6 miles
- A12 (Jct. 17/A130) 2.6 miles
- Chelmsford 6.2 miles
- London Stansted Airport 23.7 miles

Nearby Stations

- Hatfield Peverel - main line
- Chelmsford - main line
- South Woodham Ferrers - branch line

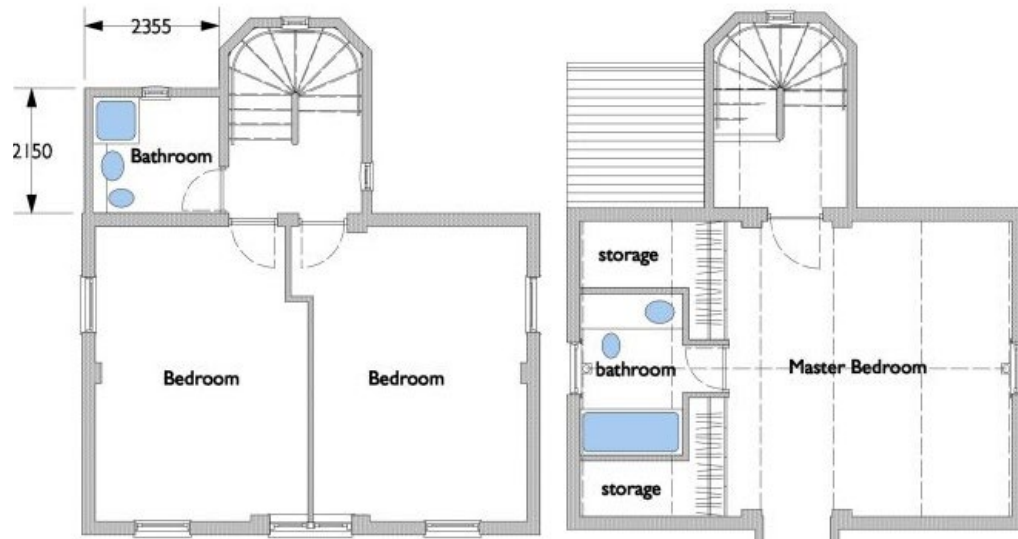
Key Locations

- Maldon Promenade Park
- Hylands House and Estate (Chelmsford)

Nearby Schools

- East Hanningfield CoE Primary School
- Maldon Court Preparatory School
- New Hall School
- St Cedd's School



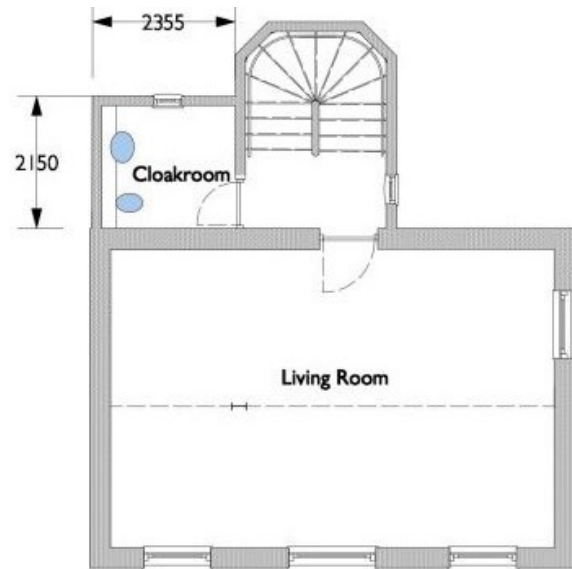


Second floor plan

area 51.088M2

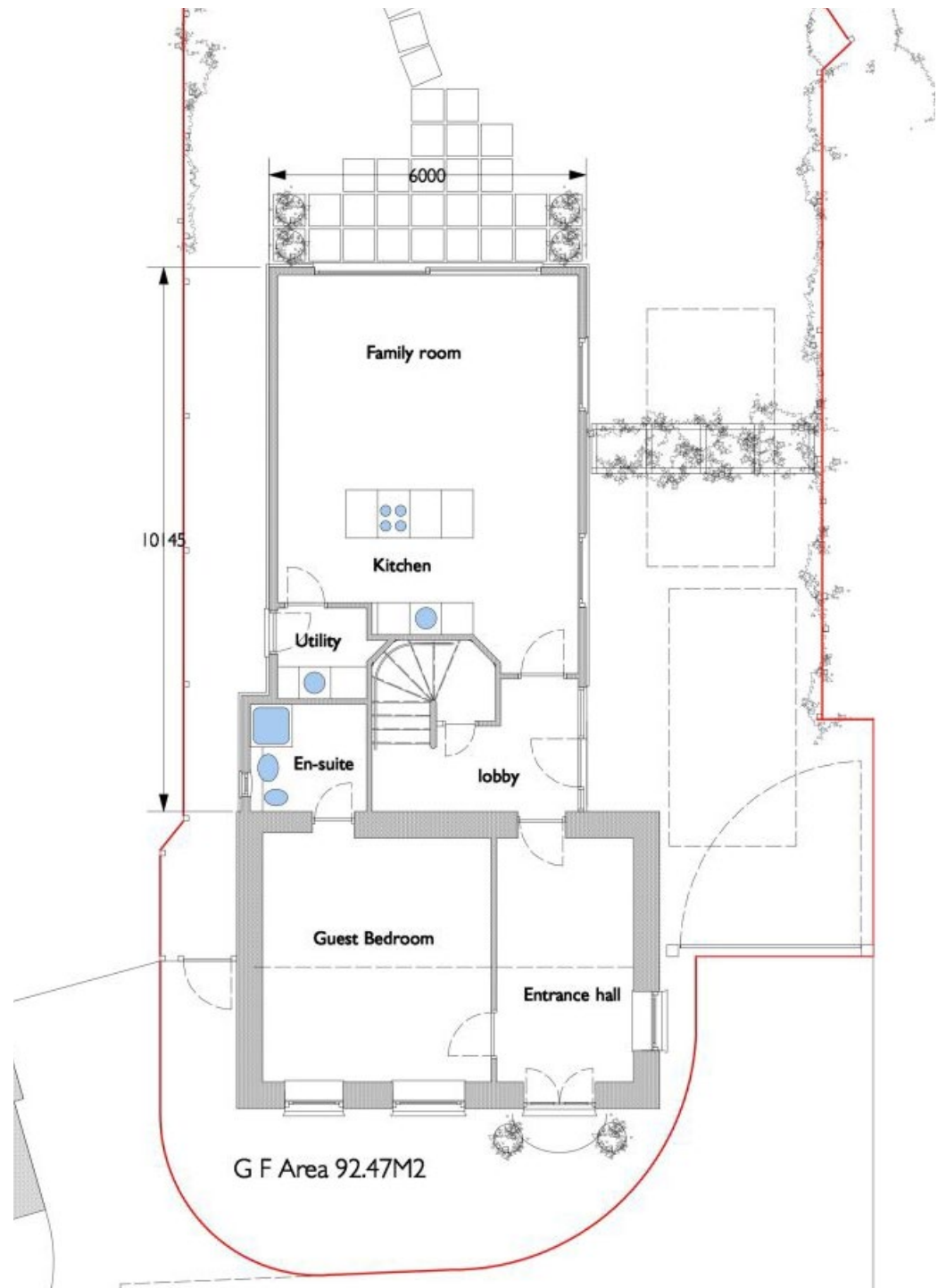
Third floor plan

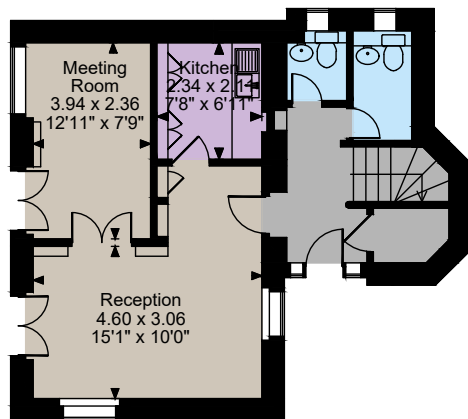
area 47.0M2



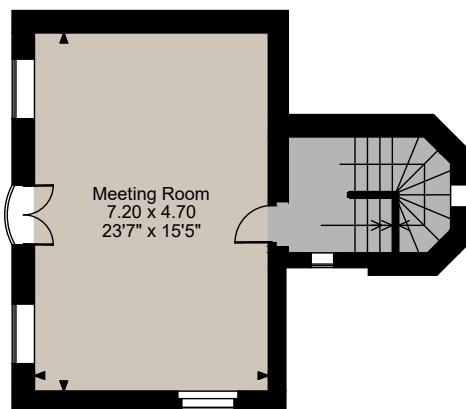
First floor plan

area 51.088M2

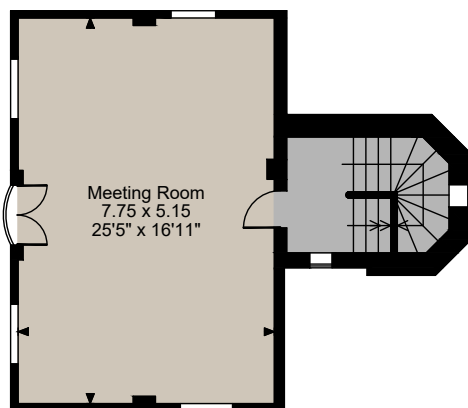




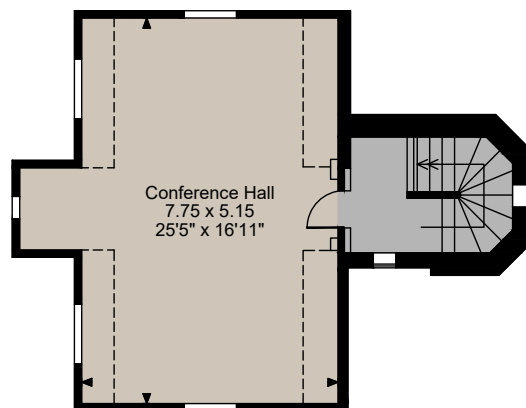
Ground Floor



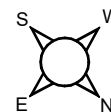
First Floor



Second Floor



Third Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Existing Offices internal area 1,907 sq ft (177 sq m)
For identification purposes only.

Directions

CM3 8AE

///general.lifestyle.copies - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: All mains services are connected. Gas-fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Currently occupied as business premises

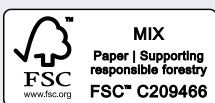
Commercial EPC Rating: D

Chelmsford

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