



Ymddiriedolaeth  
Genedlaethol  
National Trust

# I'W OSOD / TO LET

fel Prydles Hunan Atygweirio / as a Self Repairing Lease

DRWY DENDR ANFFURFIOL / BY INFORMAL TENDER

## MARINA

**Porthdinllaen, Pwllheli, Gwynedd, LL53 6DB**



Marina is a 4 bedroom semi-detached property situated in the popular village of Porthdinllaen on the Llyn Peninsula. The property is built of stone with a slate roof, it boasts outstanding views and is Grade II Listed. Outside there is a small patio area to sit out overlooking the sea. The property is to be let unfurnished.

## The Location

The National Trust acquired the village of Porthdinllaen in 1994 with the aid of Enterprise Neptune. The village comprises of around 20 tenanted properties including the Public House; Ty Coch Inn. Our Tenants are excellent at caring for the unique and historic buildings here, which come with their challenges to maintain them, but are in an unrivalled location. Porthdinllaen is situated within a Conservation Area.



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## How to reach the property

What 3 Words location: purchaser.daring.remotest

The Property would come with a vehicular right of way along the lane from the Golf Club down to the village of Porthdinallen. There is a barrier at the Golf Club, of which a key fob would be supplied for the new Tenant, and they can park **one car** in the car park above the village of Porthdinllaen. During the Viewing Day, details of how to access the property are listed below.

## Who we are looking for

We are looking for a tenant who will continue to care for Marina, to help preserve its character and history for many years to come. The property has its challenges, in that it is Grade II Listed which means it is under greater protection. Being located in the bay, it is open to the elements. It will take a great deal of maintenance to put and keep it in good condition, however, it is a beautiful and unique property in an unrivalled location and gives a great opportunity to enjoy the Welsh coastline at its best. The beach and village are very popular during the year, especially in the summer and there are a lot of visitors that come to enjoy the location here, as well as visit the Ty Coch Inn located a short distance from Marina.

# The Property

The Property is in need of a full programme of refurbishment works. There will be a sum available at the start of the tenancy payable by the Trust to the Tenant towards the repairs required, subject to negotiation and subject to a list of minimum works being undertaken. This can be discussed further during the viewing day with prospective tenants.

Front door to:

## Hallway

**2.1m x 1.8m**

Storage Heater

## Kitchen

**2.4m x 2.8m**

Cream wall and base units with black granite effect worktop. Built-in electric oven and hob, with extractor fan over. Separate small dishwasher (responsibility of the Tenant), and electric water heater. Belfast sink and 5 double electric sockets.

## Dining Room

**4.0 m x 3.7m**

Storage Heater, blocked up feature fireplace, 2 double sockets, large double sash windows with sea view to the front of the property

## Lounge

**5.3m x 3.2m**

Storage Heater, open fireplace, one double socket, large double sash windows with sea view to the front of the property, external door to the side of the property onto the patio area, sash window to the side.

## Shower Room

**3.2m x 3.1m**

WC, Hand Basin, Electric shower with sunken tray, extractor fan and heated towel rail, 3 windows to the side and rear

Stairs to 1<sup>st</sup> floor

## Bedroom 1

**5.3m x 3.3m**

Sash window with sea view to the front of the property, 1 double socket

## Bedroom 2

**3m x 3m**

Sash window with sea view to the front of the property, 1 double socket

## Bedroom 3

**3.5m x 3m**

Sash window with sea view to the side of the property, 2 double sockets

## Bedroom 4

**4.6m x 2.6m**

Sash window with sea view to the side of the property, 1 double socket, loft hatch

## Landing

Storage Heater, 1 double socket, loft hatch

## **The Lease – Subject to Contract**

<b>Term</b>	10 years (to be agreed with the successful applicant).
<b>Commencement date</b>	To be agreed between the parties.
<b>Repairing obligations</b>	Tenant to put and keep the exterior and interior including all fixtures and fittings within the property in good and substantial repair.
<b>Rent</b>	Offers by informal tender. Payable half yearly in advance.
<b>Assign / Under-let</b>	Not to assign, under-let, charge or part with the possession of the premises. Not to receive paying guests nor lodgers.
<b>Insurance</b>	The National Trust will be responsible for insuring the structure of the building, with the right to recharge a premium to the Tenant. The Tenant will be responsible for the insurance of internal contents.
<b>Viewing of lease</b>	A draft copy of the lease will be available at the premises on the viewing day.
<b>Alteration</b>	Not to undertake any alterations or additions whatsoever either externally or internally without permission or prior consent of the National Trust.
<b>Outgoings</b>	Council Tax, rates, water rates, taxes, charges and other outgoings to be paid by the tenant.
<b>Cars</b>	One vehicle will be permitted to park in the Porthdinllaen village car park.

## **Outgoings and Services**

The property benefits from mains electricity, water and sewerage supplies along with electric storage heaters. Tenants are to provide their own white goods. TV and Internet connection must be organised by the tenant. The tenant is responsible for all outgoings relating to the property.

National Trust reserves the right to recharge tenants for a contribution of refuse collection and repairs and maintenance of the access road to the property.

## **Council Tax**

Marina has a 'Band F' Council Tax allocation, although it may be subject to second home premium with Gwynedd Council. The Tenant must make their own enquiries in relation to this. The Tenant will be responsible to pay the Council Tax plus any other charges, rates or assessments that may arise.

Gwynedd Council have recently announced an Article 4 Direction Notice, and we advise any prospective tenants to seek their own professional advice in how this may impact their use of the Property.

## Credit Check

The National Trust will request that the successful applicant to complete Credit Check application form. All information obtained will be handled in compliance with the Data Protection Act.

## Informal Tender

Interested parties will need to complete the attached Application Form, which must be received by email only to National Trust [wa.tenantenquiries@nationaltrust.org.uk](mailto:wa.tenantenquiries@nationaltrust.org.uk) by **12 noon Friday 23<sup>rd</sup> August 2024**. Please label the subject line of the email: 'Marina Application'.

## Tenant selection process

The National Trust is seeking a tenant who will be able to

- I. Put and keep the property in good repair and keep on top of the obligations of the tenancy
- II. Pay the rent, the running costs of the property and costs of the tenant's repairs
- III. Demonstrate the need to be sympathetic to The National Trust's aims to preserve the character of the property and the village
- IV. Demonstrate the willingness to contribute and become involved in the Porthdinllaen community.

It is possible that the selected tenant may **not** be the applicant who submitted the highest tender.

It is envisaged that there will be a high number of applicants. The prospective tenants' application will determine whether the applicant will be invited to attend an accompanied viewing at the Property with National Trust staff. This will also give the applicant the opportunity to ask any questions that they may have in relation to becoming a National Trust tenant at Porthdinllaen.

## Rent reviews

The National Trust carries out rent reviews of the property every three years to open market value.

## Reference

A Reference will be sought from two referees with a further reference from the prospective tenants' bank.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come. We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust Tenant means looking after a piece of history. It means being a custodian of a building and it means helping to protect it for the next generation.



## Authorities

Gwynedd County Council, Swyddfa Ardal Dwyfor, Ffordd y Cob, Pwllheli, Gwynedd, LL53 5AA; Tel: 01758 613131  
Dwr Cymru PO Box 690 Caerdydd CF3 5WL Tel 0800 052 0140

## Viewing

Proposed viewing day: TBC. By prior invitation following successful application.

**Please note:** On the viewing day please park your car in the National Trust Car Park, that is located off Lon Golff (What 3 Words location: minerals.listening.ticked). Please then proceed to either walk down the Golf Club road to the village, or along the beach from Lon Bridyn.

## Additional Information

Being a Coastal property, we must make you aware of reports that have been commissioned regarding the likely sea level rises at Porthdinllaen in the future – please see links to these below. In recent years, the National Trust along with Gwynedd Council and the Welsh Government have put in place a number of flood resilience measures, to help protect the village for an estimated 50 – 75 years.

[Natural Resources Wales / Shoreline Management Plans](#)  
[Microsoft Word - 24 - Section 4 Coastal Area F PDZ15 \(grwparfordirolgorllewincymru.cymru\)](#)

## GDPR

Our full Privacy Policy can be found online at [www.nationaltrust.org.uk/privacy-policy](http://www.nationaltrust.org.uk/privacy-policy), as a tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details here we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of the lease.

For further information about being a National Trust tenant, you can visit us online.

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for every for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers. The successful contract holder will receive Tenant Custodian membership of the National Trust which entitles them to free access to National Trust properties across England and Wales.

## **Disclaimer**

These particulars do not constitute, nor constitute any part of an offer of a contract. All statements contained on these particulars as to the property are made without responsibility on part of the National Trust. None of the statement contains in these particulars as to the property or lands are to be relied on as statements or representation of fact.

An interested applicant must satisfy themselves by inspection or otherwise as to the correctness of each of the statement contained in these particulars. Neither the National Trust nor any person acting on its behalf has the authority to make any representation or warranty in relation to the land or particulars contained herein.

## **THE NATIONAL TRUST**

The National Trust was founded in 1895 as an independent charity to hold and manage in perpetuity for the benefit of the nation countryside of outstanding natural beauty and buildings of historic interest in Wales, England and Northern Ireland. The Trust fulfils its statutory responsibilities, as laid down in the National Trust Acts, through ownership and direct management, and its prime concern is for the conservation and management of the properties in its care. The Trust cares for an estate of over 250,000 hectares (617,750 acres) of land with which is associated more than 20,000 vernacular buildings, as well as 230 houses of historic interest, 114 gardens, 62 landscaped parks, over 1000 scheduled ancient monuments and over 40,000 sites of archaeological interest. The Trust protects 780 miles of coastline through ownership and covenants. In Wales, the Trust owns over 110,000 acres [44,550 hectares].

The National Trust as a Charity is obliged by the Charities Act to make the best use of the funds available to it. This includes optimising rents for the properties it lets whilst still fulfilling its purpose of preservation of land and buildings.

## **NATIONAL TRUST PROPERTY ON THE LLÛN PENINSULA**

The National Trust owns 2440 acres [988 hectares] of land on the Llŷn and holds covenants over a further 395 acres [159 hectares]. Most of the properties are coastal and have been acquired in a succession of acquisitions from 1948 to the present day. The majority of the Trust's land on the Llŷn are let under a variety of tenancies. Public access is provided by public and permitted rights of way and there are also a number of open space properties.