



National
Trust

To Let

Haywood Park Farmhouse

£3,000.00 per calendar month



A beautiful and imposing 18th century farmhouse situated on the edge of Cannock Chase, in an area of outstanding natural beauty.

www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

President: HRH The Prince of Wales
Chair: Tim Parker
Director-General: Hilary McGrady

Registered office:
Heelis, Kemble Drive, Swindon
Wiltshire SN2 2NA
Registered charity number 205846

Available:

For further information and to arrange a viewing please contact Jenna Dyfnallt Let Estate Officer jenna.dyfnallt@nationaltrust.org.uk

The Location

The property is situated centrally within the parkland of Shugborough Estate, approximately 1.62km south of Shugborough Hall, and is within the boundary of the Cannock Chase area of natural beauty.

Haywood Park Farmhouse is located within 8 miles of the market town of Penkridge which provides good local amenities and school and is less than 8 miles to Stafford. It is an excellent location for commuting with Wolverhampton within 20 miles, Telford within 30 miles and is within easy reach of the M54.

The Property

Historical Background:

Haywood Park Farm originated as a deer park and the farmstead was constructed in c.1820. It was held by the Paget Family (William Paget, secretary of State to Henry VIII) until the latter half of the 19th century (c.1867) when it was handed to the Anson Family. The National Trust took ownership of the Shugborough Estate in 1966.

The Farmhouse is of typical Jacobean Revival style and appears to have been of a single phase of construction. Haywood Park Farm is typical of a planned or model farm with three ranges of differing function surrounding a single yard. Typically, the farm would have operated for food production and would have housed cattle, pigs and grain. Haywood Park Farm would likely have included a dairy that produced cheese which was then sold to the local villagers.

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Particulars

The property extends over three floors and has a combination of tiled flooring and fawn coloured carpet throughout. All walls are freshly painted in cream. The property benefits from secondary glazing throughout and is heated by oil powered central heating via a combination boiler located in the utility room. The top floor has electric radiators.

Ground Floor:

From the patio, the rear door gives access to the utility room:

With red tiled flooring and a range of cream wall and base units and tall cupboard unit, black granite worktops, stainless steel sink and drainer, oil boiler, meter cupboard. Walls painted cream and original beams to ceiling.



Downstairs shower room:

Red tiled flooring, wall mounted electric towel rail, white wc and pedestal wash basin, shower cubicle with glass screen and electric shower unit. Walls painted cream.



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Kitchen:

Red tiled flooring and a range of wall and base units, black granite worktops, stainless steel sink and drainer, space for dishwasher, built in electric oven. Walls painted cream and original beams to ceiling.



Sitting Room:

Original tiled flooring, walls painted cream with original beams to ceiling, brick built fireplace with wood burning stove.

Door leading to cellar space.



Pantry (off sitting room):

Original tiled flooring, white painted walls, wall mounted wooden shelves.



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Reception Room 2:

Fawn coloured carpet, walls painted cream, wall mounted wooden shelves.



Reception Room 3:

Fawn coloured carpet, walls painted cream, brick built fireplace housing open fire.



Hall and Stairs:

Fawn coloured carpet, cream painted walls, stairs to first floor. Original front door leading in to alcove area.



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First Floor:

Stairs, Landing and Service Staircase:

Fawn coloured carpet, cream painted walls



Bedroom 1:

Fawn coloured carpet, walls painted cream. White wooden fireplace surround (fire not in use).



Bedroom 2:

Fawn coloured carpet, walls painted cream. White wooden fireplace surround (fire not in use).

Door to walk in wardrobe.

Door to En-suite shower room.



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Ensuite Shower Room:

White tiled flooring, walls painted white and partially tiled with cream tiles, wall mounted wooden vanity with white wash basin, white WC, shower cubicle with mains shower and glass screen.



Bedroom 3:

Fawn coloured carpet, cream painted walls, built in wardrobe.



Bedroom 4:

Fawn coloured carpet, cream painted walls.



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Family bathroom:

White painted wooden floorboards, cream painted walls, white wooden fireplace surround (fire not in use), built in cupboard, white WC, white pedestal wash basin, white bath with electric shower over and glass screen.



Second Floor

Second stairs and Landing:

Fawn coloured carpet, white painted walls, original beams to ceiling, three built in storage cupboards



Bedroom 5:

Fawn coloured carpet, cream coloured walls and original beams to ceiling.

Door to en-suite bathroom.



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Ensuite Bathroom:

Wood effect flooring, white painted walls, partially tiled with white subway style tiles, shower cubicle with electric shower unit and glass screen, white WC and white pedestal was basin. Original beams to ceiling.



Outside:

The front of the property is approached by a sweeping driveway and turning circle which is laid to gravel. The areas either side of the property are laid to lawn and is surrounded by mature trees and hedge rows. To the rear of the property, there is a paved area which is bordered by trees and shrubs. A brick built platform houses the oil tank and a gate leads to the farmyard (farmyard area and buildings not included within the tenancy).



Important Information

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £3,000.00 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

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<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary)	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances. The tenant will be responsible for ensuring that the septic tank is emptied as necessary.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

<u>Viewings</u>	<u>Viewings strictly by appointment only</u>
<u>Contact</u>	Jenna Dyfnallt – Lettings Officer: jenna.dyfnallt@nationaltrust.org.uk / 07866 062408 (email preferred)
<u>GDPR</u>	Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/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 to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

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Tenant Fees Act 2019

National Trust Permitted Payments Schedule - 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	<p>Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the installation and payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>

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Default Charges

We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers. National Trust residential tenants receive custodian membership allowing free access to all National Trust properties within England, Wales and Northern Ireland.

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