



National  
Trust

# To let

3 North Park Gate Cottages, Lyme Park

Offers in the region of  
£1,200 per calendar month



3 North Park Gate Cottages is 2-bedroom end of terrace cottage located in the picturesque National Trusts' Lyme Park. Recently redecorated and new bathroom, the cottage has several original features, a log burner, LPG gas central heating and secondary glazing. Outside, there is a large mature garden with private parking space and car port. The property is unfurnished. Pets will be considered and can be discussed on application.







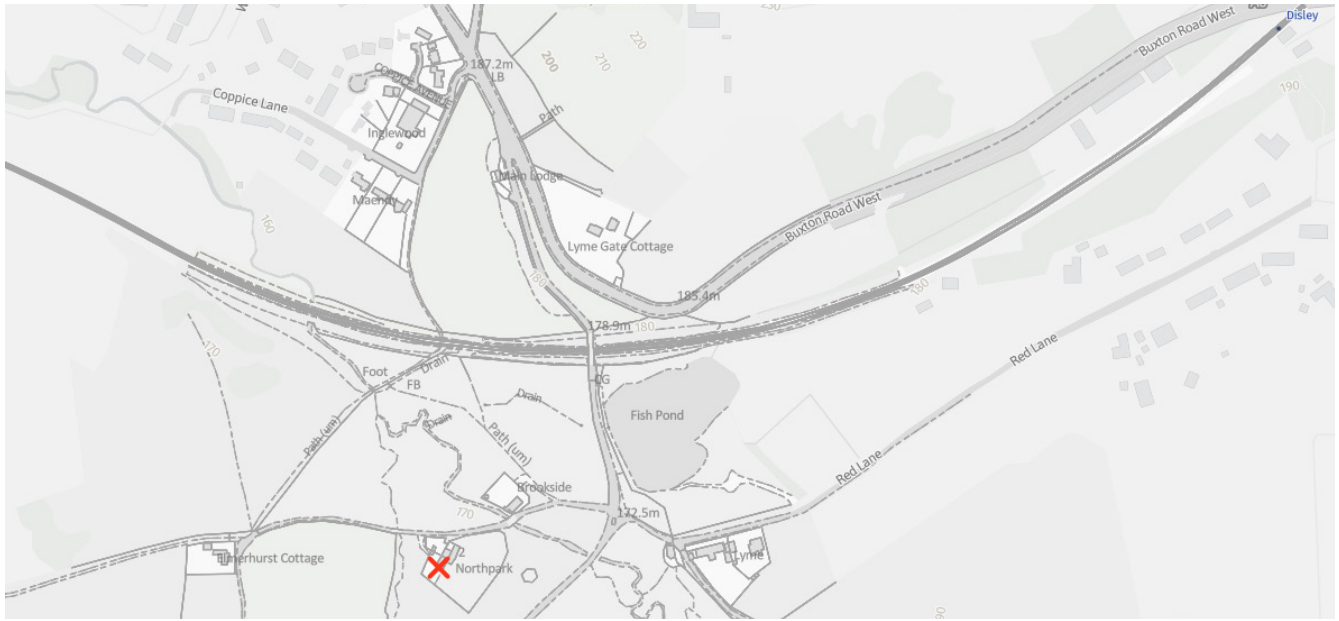


# The Location

Located near Disley on the northern edge of the National Trust property, Lyme Park. The cottage is a short drive through the park from the entrance from A6.

The village has two places of worship, a primary school, village shop, pub, and golf course – all close by. Disley station is about 1 mile away with Manchester Airport about 15 miles distant.

The 1,400 acre estate, once home to the Legh Family, with its medieval herd of red deer offers fantastic walks and stunning views.



## Directions

### From Manchester Airport

Take the A5 55/Manchester Airport Relief Road towards Buxton for 7 miles until the A6. Turn right on to the A6/Buxton Road and follow brown heritage signs to Lyme Park for 2.5 miles. Drive towards the park by taking the left to the main drive and following the drive until there is a right-hand turn before the ticket kiosk. Over the small bridge there is a small parking area to the right. Please Park here and walk around the other two properties to the rear entrance where you will see a large wooden deer gate and small driveway.

**For users of satellite navigation, please use the postcode SK12 2NR.**

**For users of what3words, please use [///tadpole.dolls.named](https://www.what3words.com/what3words/tadpole.dolls.named)**

### 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 it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

# The Property

## Ground Floor

### Entrance Lobby

Small lobby area with fuse box and electricity meter. Step down into the kitchen.

### Kitchen

(5.49m x 2.46m) Fitted base and wall cupboards, stainless steel sink unit. Electric oven (to become tenant's fixture) and Cooker hood, plumbing for washing machine. Radiator. Glazed door leading into the sitting room

### Sitting Room

(5.94m x 4.67m) Large bay window. Wooden floor boards. Wood burning stove set upon tiled hearth. Walk in cupboard housing central heating boiler. Two radiators. Door out to stairwell lobby with partially glazed door leading out into the garden.

### Reception Room

(3.90m x 4.50m approx.) Open fireplace. TV aerial & telephone socket. Radiator. Understairs storage cupboard. 4 x double electric sockets.

## First Floor

**Bedroom 1** (5.48m x 3.88m) Radiator.

**Bedroom 2** (2.45m x 2.80m) Step down from landing. Radiator.

### Bathroom

(2.44m x 2.36m) A newly fitted bathroom with 3-piece white suite, comprises bath, WC and wash hand basin. Shower over bath and shower screen. Extractor fan.

### Outside

Outside there is a gravel drive/ parking space at the rear with wooden frame car port. The property has parking only within its curtilage. To the rear and side of the property is a large mature garden

**Access** Please note there are additional internal steps on the ground floor and on the first floor of the property.

## Outgoings and Services

The property benefits from mains electricity. The gas central heating is fired by an LPG tank. The water is metered and will be recharged to the tenant for their usage. Drainage is via a shared sewage treatment plant, serviced by the Trust and recharged to the Tenant.

Tenants are to provide their own white goods and floor coverings.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

## Council Tax

The tenant is to pay Council Tax. The property is in Band D for Council Tax and is payable to Cheshire East Council. The charge for 2025/26 is £2,254.07

## Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



# The Tenancy

## 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 £1,200 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.

## Rent reviews

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

## Deposit

The Tenant will not be required to pay a deposit or a holding deposit

## Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

## Repairing Responsibilities (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.

## Sub Letting

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.

## Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

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.

# Viewings and Further Information

## Viewings

Viewing is strictly by appointment only, to those who have reached shortlist.

**Send completed application forms to**  
**[NWLettings@nationaltrust.org.uk](mailto:NWLettings@nationaltrust.org.uk)**

**Closing Date for Applications is Tuesday 20th May at 9am**

Contact Charlotte Elliott on 07483 929165 or [NWLettings@nationaltrust.org.uk](mailto:NWLettings@nationaltrust.org.uk) for more information.

## GDPR

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](http://www.nationaltrust.org.uk/tenants)**

# 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, <b>we do not</b> currently 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.</p> <p>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.</p> <p>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 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>
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