



National  
Trust

Midlands

# To let

Tunnel Cottage, Wasthills Lane, Hopwood,  
Birmingham B48 7AT  
£1950 per calendar month



A newly refurbished 3-bedroom detached house located on the outskirts of Hopwood, Birmingham. The property is made of traditional brick and tile construction and sits near the Wast Hill Tunnel - one of the longest canal tunnels in the UK. Outside there is a large garden, parking and garage. The property will be available from June 2025. The property is unfurnished. Pets will be considered and can be discussed on application.



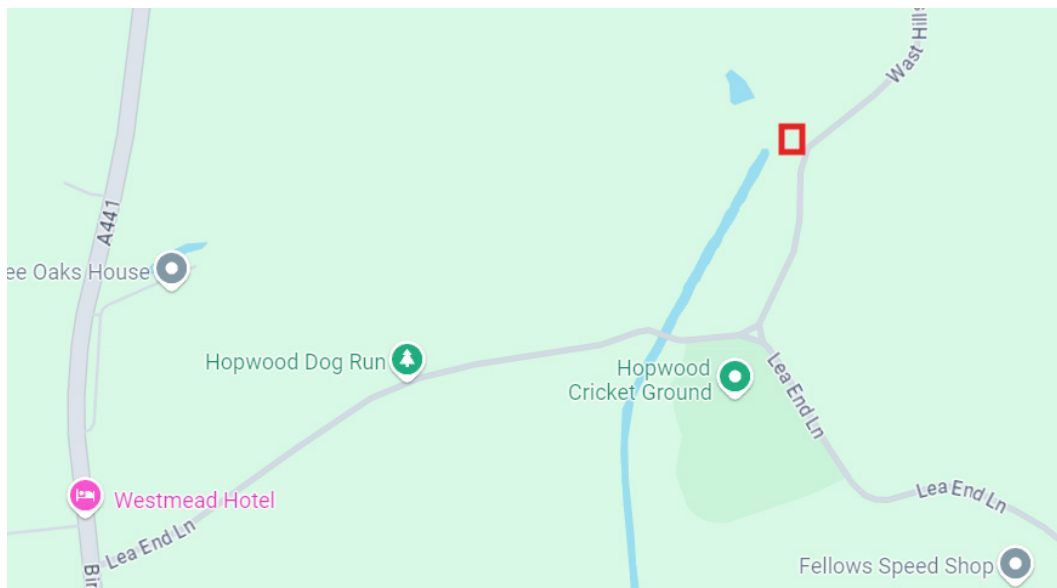




# The Location

Tunnel Cottage is located just outside of Hopwood, Birmingham, on West Hills Lane, adjacent to the West Hill Tunnel. The West Hill Tunnel was built in 1796 and at 1.5 miles long, is one of the longest canal tunnels in the UK. Tunnel Cottage was built around the same time as the tunnel, as a small cottage and large stables; it was used to house the barge ponies, as they were unable to tow the boats through the tunnel as it has no tow path. The boats were 'legged' through the tunnel and the ponies collected later. Changes were made to the cottage between 1850 and 1930, when it became the house as it is today.

Tunnel Cottage is part of the National Trust's Groveley Dingle Estate, which was left to the Trust in 1937. It comprises residential properties, a working farm and Hopwood Dingle, a Site of Special Scientific Interest (no public access). Tunnel Cottage sits just 8 miles from Birmingham City Centre, less than 3 miles from the M42 Junction 2, and 3 miles from Longbridge and Northfield train stations. Hopwood has a primary school, convenience shops, a train station, village hall, pub, a reservoir and a hotel.



## 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

Newly refurbished throughout, with new carpets, all walls painted white, Air Source Heat Pump (ASHP) heating and hot water system, new kitchen and bathroom.

## Ground Floor

### Front Entrance Lobby

Leads into dinning room, living room and staircase

### Living Room

New carpet, large bay window, fireplace, radiator, French doors to rear garden.

### Dinning Room

Quarry tile floor, fireplace, radiator, door to kitchen.

### Kitchen

Newly fitted kitchen with floor and wall cupboards, extractor fan, space for dishwasher, cooker and washing machine (no appliances included), dual aspect windows, radiator, door to cloakroom.

### Cloakroom

Sink and toilet

## First Floor

### Bedroom 1

Double bedroom with radiator and dual aspect windows, original beams (please note - there is a low beam in the centre of the bedroom). Door to bathroom (please note that the main bathroom is inside Bedroom 1, there is a separate toilet on the landing)

### Bathroom

With newly fitted bath, shower and sink.

### Toilet

Large landing with door to newly fitted toilet

### Bedroom 2

Single bedroom with original chimney feature, radiator and window.

### Bedroom 3

Double bedroom with radiator and window.

### Outside

There is a large driveway, with spacious garage. New fencing and wildlife area, rear seating area and mature trees.

### Outgoings and Services

The property benefits from mains electricity and water, private sewerage along with ASHP central heating. 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.

### Council Tax

The tenant is to pay Council Tax. The property is in Band E for Council Tax and is payable to Bromsgrove District Council.

## Energy Performance Certificate

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

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	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 £1950.00 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.

## 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 strictly by appointment only.**

Contact Kate Hazzard-Smith to be arrange a viewing:

[kate.hazzard-smith@nationaltrust.org.uk](mailto:kate.hazzard-smith@nationaltrust.org.uk)

07484 533969

## **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