



National
Trust

To let

Gibbons Green, Helmshore Road,
Holcombe, Bury, BL8 4PE

Offers in the region of £1,400 per calendar
month



Gibbons Green is a detached 3 bedroom cottage located on the edge of Helmshore Road with picturesque views across the Lancashire Hills. The property has a modern kitchen, bathroom with many original features. Mains Gas Central Heating, private water system & sewage treatment plant. Off road parking, with a steep garden to the front, gardens to side and rear with decking. Available from August 2025. The property is unfurnished. Pets will be considered and can be discussed on application.

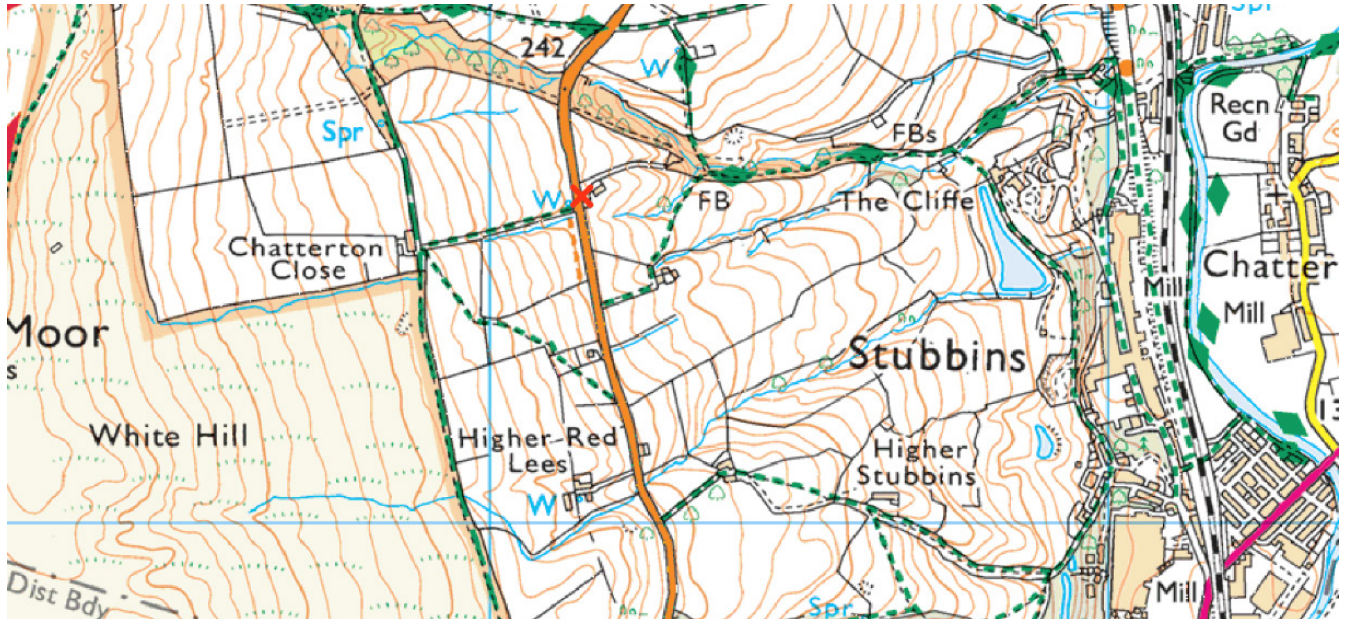




The Location

Located on Helmshore Road in the middle of the National Trust Stubbins Estate and Holcombe Moor. This rural property is less than two miles from the centre of Ramsbottom, which has good local facilities.

<https://www.nationaltrust.org.uk/gawthorpe-hall/features/stubbins-estate-and-holcombe-moor>



Directions

From Haslingden:

Head south on Helmshore Rd/B6214.

Access to the property is from rear and the turning into the drive is tight as well as the drive itself, please be cautious or park on the road where safe to do so.

For users of satellite navigation, please use the postcode BL8 4PE

What3words ref: ///newly.season.strapping

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

Cabin housing the water supply system.

Entrance Porch (2.01m x 1.09m)

Living Room (4.50m x 4.27m) Wood burning stove. Radiator.

Dining Room (4.62m x 4.27m) Open fireplace for display only. Radiator.

Kitchen (4.62m x 2.90m) Modern fitted kitchen with base and wall units and complimentary worktops. Sink and drainer. Cooker hood. Radiator. Space provided for appliances.

Utility Room (2.87m x 1.67m approx) New fitted base and wall units. Space with plumbing for washing machine. Including separate downstairs cloakroom (see below)

Cloakroom area (2.38m x 1.10m) With w.c. and hand basin. Heated towel rail.

Basement (2.54m x 2.92m) For limited storage only

First Floor

Central staircase leading to the first floor

Bedroom 1 (4.66m x 4.32m) Fireplace for display only. Radiator.

Bedroom 2 (4.52 x 4.31m) Fireplace for display only. Radiator.

Bedroom 3 (4.66m x 2.90m) Radiator.

Bathroom (3.61m x 2.85m) Modern bathroom incorporating extra-large freestanding shower, bath, hand basin and w.c. Heated towel rail.

Outside The property has a steep garden to the front together with smaller garden areas to the side and rear with some decking, all overlooking the Lancashire hills. Gravel driveway with space for 2 cars.

Outgoings and Services

The property benefits from mains gas and electricity, a private water and private sewerage treatment plant. Gas central heating.

Tenants are to provide their own white goods and carpets.

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 D for Council Tax and is payable to Rossendale Borough Council.

£2,420.58 for 2025/2026.

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 | | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 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 £1,400 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.

Closing Date for Applications is Tuesday 1st July at 9am

Contact Charlotte Elliott on 07483 929165 or
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

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 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 |