

# Gibbons Green, Holcombe

## Contact Information

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

Email your application form to:  
[NWLettings@nationaltrust.org.uk](mailto:NWLettings@nationaltrust.org.uk)

Closing date for Applications:  
**9am Tuesday 1<sup>st</sup> July**

### **Property Highlights**

**Property is expected to be available from August 2025**

**Address:** Gibbons Green Helmshore Road, Holcombe, Bury, BL8 4PE

**Rent:** Offers in the region of £1,400 per month

**EPC Rating:** D

**Accommodation:**

Cellar for storage only

Ground floor – 2 Reception Room, Kitchen & Utility Space, access to cellar for light storage only.

1<sup>st</sup> Floor – 3 x Bedrooms, Bathroom

Outside, steep gardens to front, side and rear with decking area. Gravel Driveway for 2 cars.

**Council Tax Band:** Band D – Rossendale Borough Council - £2,420.58 for 2025/2026

**Services & Utilities:** Mains Gas and Electric. Private Water System and private drainage via sewage treatment plant, serviced by the Trust and recharged to the Tenant.

**Access:** By Car or by foot – The property is located on the edge of Helmshore Road, please be cautious when arriving at the property. The turn into the driveway is tight and parking limited. Please if safe to do so park on the road and access from the rear of the property.

**Tenancy:** Available to let under an Assured Shorthold Tenancy for an initial term of at six months, after which there could be an opportunity for the term to be extended.

**Utilities:** To be paid by tenant

**Pets:** Considered

**Tenant to provide own white goods and carpets**