



National  
Trust

# To let

Gardener's Cottage, Gawthorpe Hall Estate,  
Padiham, BB12 8UA  
Offers in Region of £875 per calendar month



Gardener's Cottage is a detached two bedroom 19th century cottage. Originally the Estate Gardener's home, the cottage is adjacent to the walled garden (access to walled garden is not included with this letting). The cottage has been redecorated throughout, has a modern kitchen and bathroom, oil fired central heating, secondary double glazing and a wood burning stove. There is garden to the front with parking space for two cars. Pets considered.





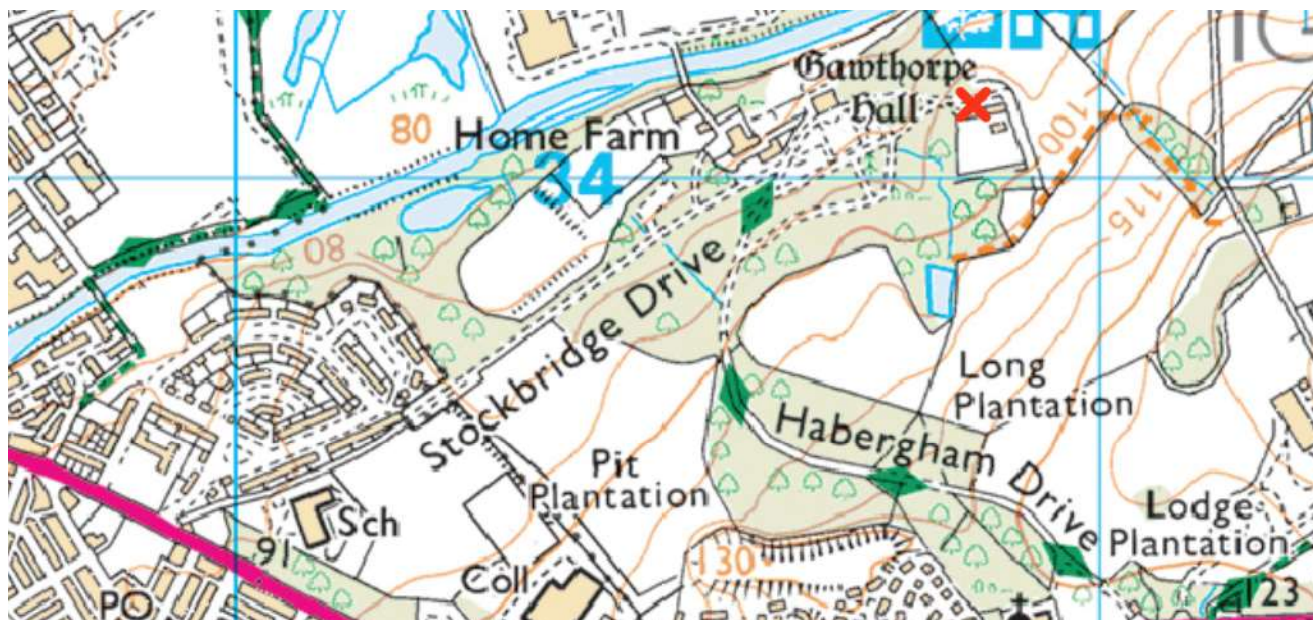


# The Location

Gawthorpe Hall Estate is on the banks of the River Calder on the edge of the town of Padiham in Lancashire. Gawthorpe Hall is an Elizabethan country house and the cottage is situated within the grounds of the Estate.

<https://www.nationaltrust.org.uk/gawthorpe-hall>

Please note that Gawthorpe Hall is leased to and managed by Lancashire County Council as a visitor attraction and event venue.



## Directions

By road - From M65 exit 8 towards Clitheroe then Padiham on A671.

For users of satellite navigation, please use the postcode, BB12 8UA .

For users of what3words: ///thundered.beakers.funded

Access to the property is through the estate and visitor attraction by way of a private track. The track and access to the property is adjacent to farmland and will also be used by agricultural and National Trust vehicles. There will be some tenant responsibility for making sure gates on this access track are kept closed.

### 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

**Kitchen and Dining Room** (8.3m x 3.6m) Fitted kitchen and dining room with white base and wall units and complimentary worktops. Fitted cooker hood. Two radiators.

**Utility Room** (3.6m x 2m) Oil fired central heating boiler. Plumbing for washing machine. Electricity meter cupboard. Radiator.

**Living Room** (8.3 x 3.6m) With dual aspect. Fireplace with wood burning stove. Access to the first floor via an open tread staircase. Radiator.

## First Floor

**Bedroom 1** (4.1m x 3.6m)

**Bedroom 2** (4.3m x 3.6m)

### Outside

Garden to the front of the property only. Parking space for a maximum of two cars in the front driveway. The rear of the property forms the boundary; there will be no access to the grounds at the side or rear of the cottage.

### Access

Access to the property is through the estate and visitor attraction by way of a private track. The track and access to the property is adjacent to farmland and will also be used by agricultural and National Trust vehicles. There will be some tenant responsibility for making sure gates on this access track are kept closed.

### Outgoings and Services

The property benefits from mains electricity, water and sewerage supplies along with oil fired central heating.

Tenants are to provide their own white goods and flooring.

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 Burnley Council. For 2025/2026 the charge is £2,486.14

### 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		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 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 £875 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 Monday 20th October 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