



National  
Trust

# To let

Holly Cottage, Little Bollington  
Offers in the region of  
£975 per calendar month



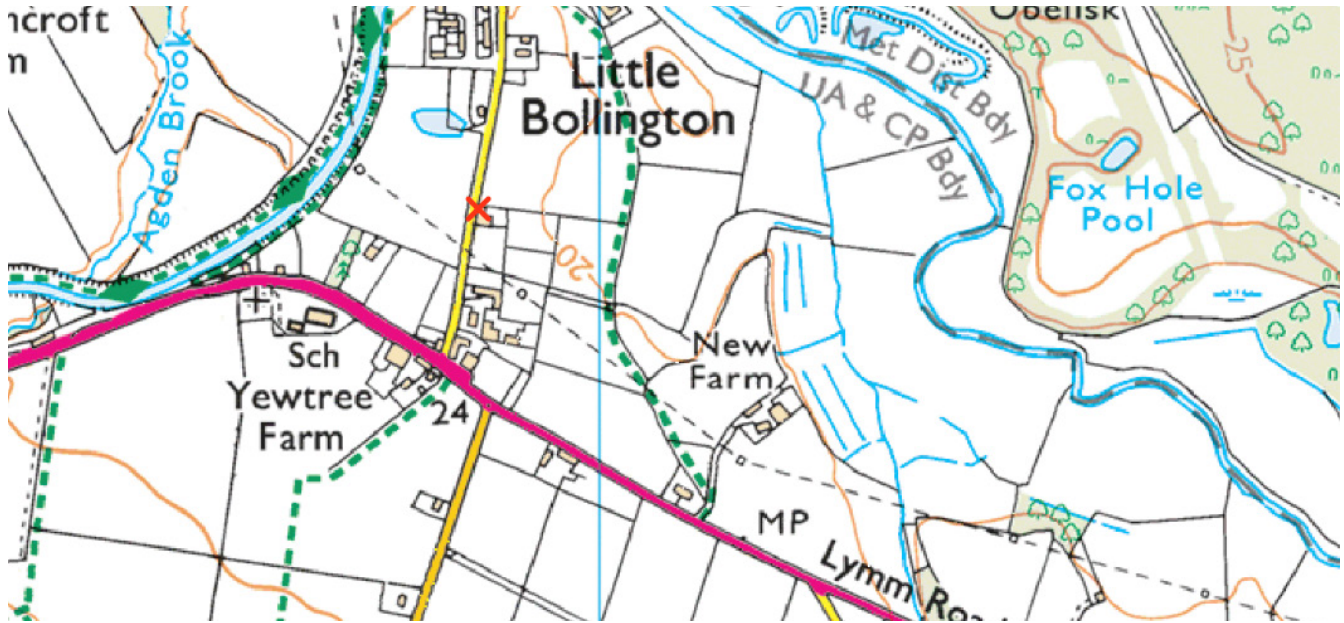
Holly Cottage is a charming 2-bedroom semi-detached cottage located on the edge of National Trusts' Dunham Massey Estate in Little Bollington. The cottage has been redecorated, has a modern kitchen and bathroom and a small cottage garden to the front and rear with parking for 2 cars to the side. The property is unfurnished. Pets will be considered and can be discussed on application.

# The Location

Holly Cottage is located on Park Lane, Little Bollington on the edge of the Dunham Massey Estate, close to Altrincham, Cheshire and within easy reach of the commuter networks.

Dunham Massey Hall and the 3,000 acre estate were left to the Trust in 1976 by the generous bequest of Roger Grey, 10th Earl of Stamford.

Dunham Massey is approximately 3 miles from central Altrincham, 14 miles to Manchester and 9 miles to Manchester Airport.



## Directions

From the M56, take the A56 towards Lymm and follow for approximately 1 mile. Turn Right on to Park Lane towards Little Bollington. Once on Park Lane, the property is on the righthand side, adjoining the Old Post Office B&B. Please take care when parking on the roadside as space is limited on the drive and do not block access for the neighbouring properties.

For users of satellite navigation, please use the postcode WA14 4TQ.

For users of what3words, please use [///download.owes.liquid](https://www.what3words.com/?q=///download.owes.liquid)

## 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

### Living Room

(5.12m x 3.61m) Fireplace with wood burning stove. 1 Radiator

### Kitchen

(5.10m x 2.46m) Range of base and wall kitchen units. Stainless steel sink and drainer. Cooker point with extractor hood. ASHP central heating boiler. Tiled floor. 1 Radiator. Stairs to first floor

## First Floor

**Landing** Integral storage cupboard. 1 Radiator

### Bedroom 1

(3.40m x 3.30m) 1 Radiator

### Bedroom 2

(3.40m x 2.68m) 1 Radiator

### Bathroom

(1.69m x 3.44m) A compact bathroom with 3-piece white suite, comprises bath, WC and wash hand basin. Shower over bath and shower screen. Single radiator. Extractor fan.

### Outside

Outside there is a small managed cottage garden to the front and rear, with off road parking at the side of the property.

## Outgoings and Services

The property benefits from mains electricity and water with heating provided by Air Source Heat Pump. Drainage is serviced by a shared septic tank with neighbouring property. There will be an annual recharge for the emptying and servicing of this charged to the tenant.

Tenants are to provide their own white goods.

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 C for Council Tax and is payable to Cheshire East Council.

For 2025/2026, the council tax is £2,003.61

### 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		82 B
69-80	C		
55-68	D		
39-54	E	41 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 £975 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 12th  
January 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