



**National
Trust**

London & South East

To Let

North Lodge, Outwood Lane, Outwood, Redhill
Surrey RH1 5PN
£2,100.00 per calendar month



A picturesque detached National Trust property with 3-bedrooms which is located on the on the Harewoods Estate near Reigate & Redhill. There is a good sized garden to the rear of the property. The property will be available from July 2024. The property is unfurnished. Pets will be considered and can be discussed on application. The property has modern bathroom and kitchen. 2 Reception Rooms, downstairs bathroom and 3 bedrooms upstairs.

North Lodge

We are pleased to offer the opportunity to become a National Trust Custodian Tenant of this property. North Lodge is a small ornamental lodge (originally two incredibly small dwellings) located at the main gates to Harewoods House. It was probably built around 1854 and extended around 1950. The property was refurbished 4 years ago. It is very similar in style to other properties on the Harewoods Estate which was the creation of the London stockbroker Alfred Howard Lloyd. The Harewoods Estate is about 2009 acres and it was given to The National Trust in 1956.

The property comprises:

Front Door to Sitting Room with Wood burning stove. Door to:

Dining Room tiled flooring and views to rear garden.

Door to Kitchen – fitted kitchen with range of cupboards above and below worktops. Space for fridge/freezer, space for washing machine, space for tumble dryer, space for electric cooker, space for slim line dishwasher.

Door from dining area to:

Bathroom comprising white suite of bath with shower over, shower screen, pedestal wash hand basin, WC & heated towel rail.

Back Door from rear garden to Dining area.

Stairs from dining area to first floor landing.

Bedroom 1 – Double size Bedroom 2 – Double size Bedroom 3 – Single size

Heating: Oil central heating

Exterior: The garden to the rear of the property are mainly laid to lawn. There are views to open fields.

Parking: Space for 2-3 cars.

Rent: £2,100 pcm

Available: August 2024.

Conditions: No Smokers Pets: Considered

Council Tax: Band F = £3,488.79 payable by tenant.

Utilities: To be paid by tenant

Terms: One month's rent in advance.

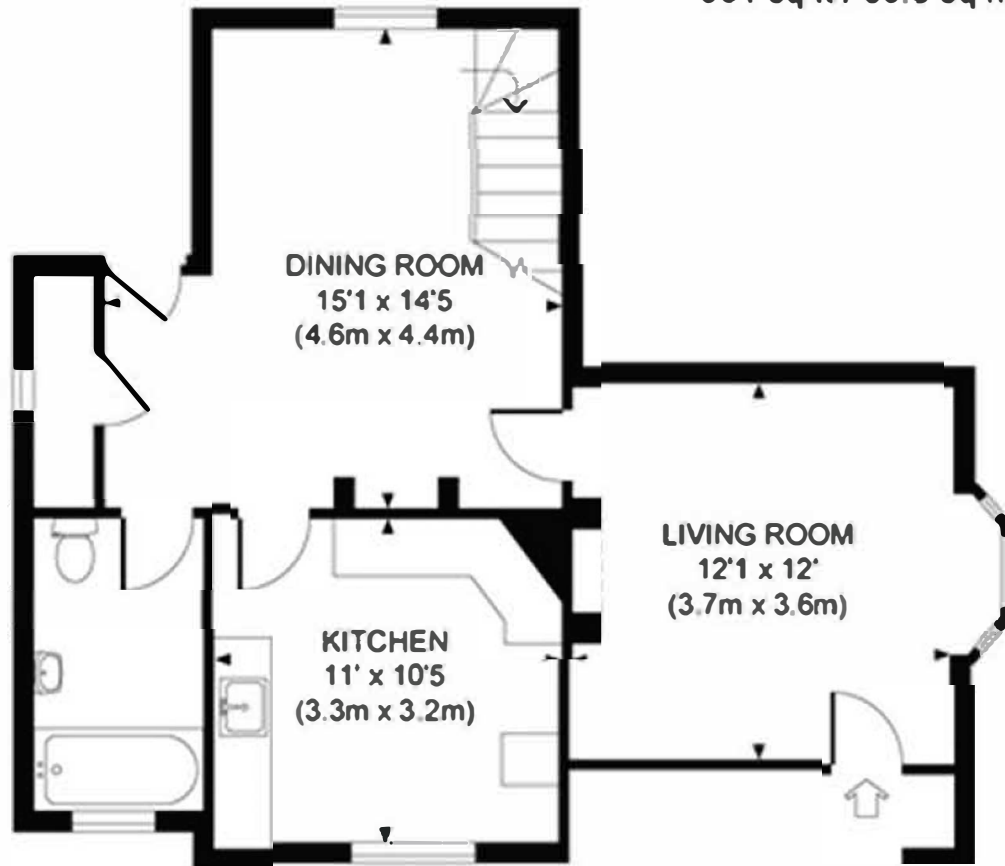
Deposit: No Deposit

EPC: E rating (Certificate available on request)

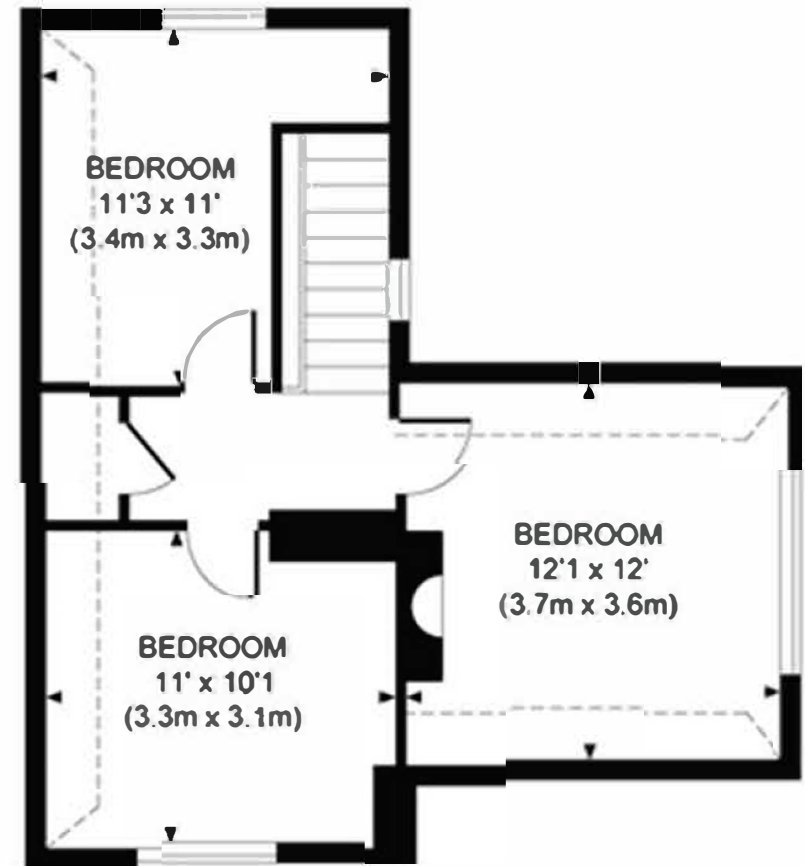
Viewings: Strictly by appointment. Please call the Lettings Officer on 07500 951369 to arrange a viewing



Approximate Gross Internal Area
961 sq ft / 89.3 sq m



GROUND FLOOR



FIRST FLOOR

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 £2,100 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, 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

Viewings strictly by appointment only. Call Roger Grunsell on 07500 951369

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