



**WARSLOW MOORS ESTATE**

**PARTICULARS AND CONDITIONS OF LETTING**

**OF**

**PUMP FARMHOUSE**

**SCHOOL LANE, WARSLOW**

**SK17 0JJ**



The Peak District National Park Authority invites applicants for the nine-month residential tenancy of Pump Farmhouse. The property comprises of a fully refurbished unfurnished four bedroomed stone farmhouse with off road parking.

## **LOCATION**

The property is part of the Authority's Warslow Moors Estate, which is located in the Staffordshire Moorlands area of the Peak District National Park. The property is situated on the south eastern edge of the village of Warslow which is approximately 10 miles north of Ashbourne and 10 miles south of Buxton. Many nearby amenities can be found in the village of Hartington which is a short 5-minute drive away. Access is directly off the B 5053 Longnor to Warslow road.

Please refer to the location plan at *Appendix 1*.

**Please do not visit the property until your appointment on the viewing day.**

## **DESCRIPTION OF HOUSE, OUTBUILDINGS AND GARDEN**

Warslow is a tranquil rural village, comprising of some 18<sup>th</sup> and 19<sup>th</sup> century cottages, a welcoming pub called the Greyhound and an Ofsted rated 'good' primary school.

The farmhouse is a traditional stone built detached farmhouse which has been fully refurbished prior to re-letting. This has included the installation of new bathroom and kitchen fittings and appliances, flooring and re-decoration.

A floor plan is shown at *Appendix 2*.

### **GROUND FLOOR**

#### **Kitchen (4.60 x 4.80m)**

Large kitchen including new fitted base units, wall mounted cupboards, island unit and flooring and recently installed underfloor heating. New cooker, built-in fridge-freezer and dishwasher provided.



### **Dining Room (2.28 x 4.39m)**

A good-sized dining room, with new tiled flooring and recently installed under-floor heating.



### **Reception Room 1 (4.31 x 4.27m)**

Good sized reception room/siting room. New wood burner. Double glazed windows.



### **Reception Room 2 (3.65 x 3.84m)**

Good sized reception room/sitting room. New wood burner. Double glazed windows



### **Utility (2.64 x 2.84m)**

Utility space with new flooring and fitted base units. Underfloor heating.



### **Wet room**

New WC, wash hand basin and shower.





## FIRST FLOOR

### Bedroom 1 (4.32 x 4.27m)

Large double bedroom.



### Bedroom 2 (4.30 x 4.28m)

Large double bedroom.



**Bedroom 3 (3.65 x 3.84m)**

Double bedroom.



**Bedroom 4 (4.76 x 2.33m)**

Single bedroom.



**Bathroom (3.51 x 2.30m)**

Ample family bathroom, with new WC, wash hand basin, bath and shower.



**CELLAR (6.55 x 4.12m)**

Suitable for storage.

## **OUTSIDE**

### **Garden**

Attractive walled garden to the rear of the property.

### **Parking**

Hard standing area/parking for two vehicles.

### **Storeroom**

An air- source heat pump heating system with new radiators throughout has been installed in order to improve the Energy Performance of the property. The air source heat pump is housed outside in the store room.

## **SERVICES**

- (i) Single phase electricity
- (ii) BT connection line
- (iii) Air source heat pump
- (iv) Two off road parking spaces
- (v) Mains water supply and drainage

## **BUILDING WORKS**

During the tenancy, building works to construct steel-framed cattle shed will commence on the neighbouring farm yard. This will include the movement of heavy machinery and workmen on site between the months of October 2024 and March 2025.

A full plan of the works can be found on the Peak District National Park Planning Portal under NP/SM/0123/0037. The block plan of the new agricultural shed and workman access route in relation to the farmhouse can be found in *Appendix 3*.

## **OUTGOINGS AND COUNCIL TAX**

The tenant is to pay Council Tax, and all other outgoings relating to the property. The property is in Band E for Council Tax and the standard charge for 2024/2025 payable to Staffordshire Moorlands District Council is £2,643.65 a year.

**THE TENANCY** - A copy of the tenancy agreement will be available



<u>Term</u>	The property is available to let under an Assured Shorthold Tenancy for a term of 9 months.
<u>Rent</u>	The monthly rent is fixed for the term at £1,450 per calendar month. (£17,400 per annum) The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<u>Deposit</u>	The tenant will be required to provide a deposit on the signing of the agreement. This will be registered and held under the Deposit Protection Service.
<u>Insurance</u>	The National Park Authority will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary only)	<p><b>The Authority</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services including the air source heat pump system, external decoration and boundary fences/walls (shown with outward 'T' Marks on the plan attached at <i>Appendix 4</i>) and the sewage treatment system.</p> <p><b>The Tenant</b> will be responsible for internal repairs and garden maintenance.</p>
<u>Sub Letting</u>	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.
<u>Reservations to the Authority</u>	Sporting rights, all timber and tree management, filming/photography rights, easements and wayleaves, minerals

## **APPLICATION PROCESS**

A phased viewing day will be held **week commencing 21<sup>st</sup> of October.**

Applications will not be accepted from those who have not visited the property.

Applications are to be submitted by email or post to be received by **noon on Friday 1<sup>st</sup> November 2024.** Application forms will be provided at viewing appointments.

Applicants to be interviewed will be notified by telephone following the closing date for applications. Interviews will be held at the applicants existing residence.

**These particulars are produced in good faith and are set out as a general guide and do not constitute or form any part of an offer or contract. Applicants should satisfy themselves of the accuracy of any of the information contained**

**herein by inspection and enquiry of the Authority's rural surveyors at the time of viewing or afterwards at the National Park Authority's office.**

**Appendix 1: Location Plan**

**Appendix 2: Floor Plan**

**Appendix 3: Building Works**

## **Appendix 4: Boundary Responsibility**