



National
Trust

To let

Old Linceter, HR7 4PR
£1,200 per calendar month



Old Linceter is beautiful 3 bedroom detached house, set in a beautiful remote, rural location in the heart of Herefordshire and forms part of the Brockhampton Estate. The property is accessed by a long drive and affords stunning views across the countryside back towards the main Brockhampton Estate.

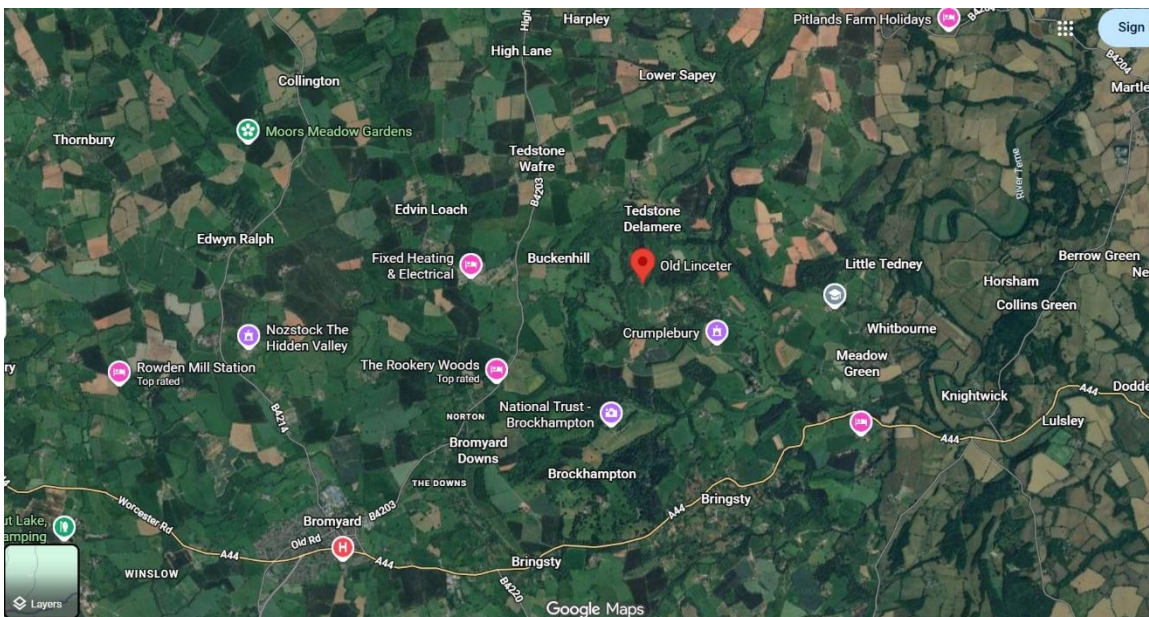




The Location

Old Linceter is beautiful 3 bedroom detached house, set in a beautiful remote, rural location in the heart of Herefordshire and forms part of the Brockhampton Estate. The property is accessed by a long drive and affords stunning views across the countryside back towards the main Brockhampton Estate.

The property is centrally located to reach Worcester within 13 miles, Hereford within 19 miles and Kidderminster within 19 miles.



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

Sitting Room

With quarry tiled floor, cream painted walls, single glazed window overlooking stunning views, radiator and inset wood burning stove

Dining Room

With stairs leading to first floor (please note that the staircase is steep), tiles flooring, understairs cupboard storage, radiator and single glazed window

Kitchen

With Quarry tile floor, a range of wall and base units with marble effect worktop, space for fridge, freezer, washing machine, oven, dishwasher (current appliances, all free standing), Worcester boiler, large pantry / storage and radiator

Stairs and Landing

Carpeted, single glazed window, space for storage, steps in between 2 bedrooms and bathroom / Bed 2 and door to small separate WC

First Floor

Bedroom 1

Carpet, radiator, Single glazed window

Bedroom 2

Carpet, radiator, single glazed window, built in shelving, loft hatch (access to loft is not permitted)

Bedroom 3

Carpet, radiator, single glazed window

Bathroom

Tile effect floor, towel rail, three piece white suite with shower over bath, mirror with overhead light, extractor fan

Separate WC

Toilet and basin, lino floor

Outside

Private drive (shared with farm tenant) to enclosed parking area, space for at least 2 cars, front patio, enclosed (very woodland) garden to rear with borders and separate areas, retaining wall around rear of property with elevated garden above, oil tank, separate storage space accessed from front

Outgoings and Services

The property benefits from mains electricity and water. Private sewerage, along with oil fired central heating. Please note that the Trust will manage the emptying of the sewerage system and will re-charge this cost back 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 outgoings relating to the property.

EPC Band E

The Tenancy

Term

The property is available to let under an Assured Periodic Tenancy

Rent

The prospective tenant is asked to pay £1,200 per calendar month. The rent is to be payable by Direct Debit monthly with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust conducts rent reviews according to the Section 13 process

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

Viewings strictly by appointment only.

Contact Libby Whewell –
libby.whewell@nationaltrust.org.uk

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