



National  
Trust

Yorkshire

# To let

New House Farm, Malham, Skipton, BD23 4DN

Rent: £1,600 Per Calendar Month



A remote but picturesque Grade II listed cottage located within the Malham Moor National Nature Reserve. Located on moorland high above the quaint Yorkshire Dales village of Malham, the property boasts 3-bedroom, 2 reception rooms as well as useful adjoining outbuildings. With neutral décor throughout this property offers versatile living accommodation.

**VIEWINGS BY APPOINTMENT ONLY**

## The Location

The property is located deep in the heart of the Yorkshire Dales National Park. Located with the internationally renowned National Nature Reserve the area offers an abundance of walks and hikes. The larger towns of Settle and Skipton and the amenities they have to offer lie approximately 9 and 13 miles away respectively.

This property is part of the wider Malham Estate that came to the Trust in 1946. The estate constitutes an outstanding area of limestone pavements, upland hill farms and flower-rich hay meadows providing a marvelous setting for walking, cycling or just enjoying the great outdoors. The National Nature Reserve is home to a unique community of rare plants and animals.

**Please Note: The property is accessed through the neighbouring farmers yard and outbuildings, through various heavy gates that must be closed after passing through. Located over a mile up a rough unmade access track currently only passable in a car with good clearance and great care. The National Trust will not be liable for any damage.**

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## 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.

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.

## The Property

<b>Ground Floor</b>	
Entrance porch and inner hallway	Tiled flooring, radiator, smoke alarms and various electrical sockets. Stairs leading to the first floor. Outside light to right of main door.
Left through to:	
Reception 1	(approx. 5.88m x 3.47m) With window to the front aspect (including seat out across moorland), beamed ceiling, 5KW

	multifuel stove, wall lights, TV and phone point and 4 x double electrical sockets and 2 x radiators.
Kitchen	(approx. 2.77m x 3.87m) With window to the rear aspect. Fitted with a range of modern wall and base units with worktop over, inset sink and drainer and extractor hood. 4 x double electrical sockets. Laminate flooring. Space for electric oven, fridge freezer and plumbing for washing machine/dishwasher.
Inner hallway leading right to:	
Reception Room 2	(approx. 5.69m x 3.12m) With window to the front aspect (including seat out across moorland), built in storage cupboard, drop lights, 5KW multi fuel stove, TV point, 4 x double electrical sockets and 2 x radiators.
Utility Room/WC	Fitted with WC and wash hand basin. Cupboard housing the properties heating controls and electrical infrastructure. Radiator and electrical socket.
<b><u>First Floor</u></b>	
Left - storage room	Sloped ceiling (no full standing height), strip light, 3 x double electrical sockets and radiator.
Bathroom	With window to the side aspect. White suite comprising of bath with shower over and glass shower screen, WC wash hand basin, towel rail. Laminate flooring.
Bedroom 1	(approx. 3.59m x 2.97m) Window to the front aspect, 3 x double electrical sockets and radiator. Drop light.
Bedroom 2	(approx. 2.70m x 3.23m) With window to the rear aspect (including seat), 3 x double electrical sockets and radiator. Drop light.
Bedroom 3	(approx. 3.08m x 4.66m) Window to the front aspect, 3 x double electrical sockets and radiator. Drop light. Storage cupboard.
<u>Outside</u>	To the right side of the property is a garden area and to the left a range of useful adjoining outbuildings with power and lighting. One houses the water treatment plant for the property. The property also benefits from parking.
<u>Outgoings and Services</u>	Electricity is mains connected. The water supply is via a private filtered borehole supply. Foul water for the property is dealt with by a private sewage treatment plant. The property benefits from Air Source Heating system. TV and Internet connection must be organised by the tenant.  The tenant is responsible for all outgoing relating to the property.
<u>Council Tax</u>	The tenant is to pay Council Tax. The property is in Band C. The Council Tax is payable to Craven District Council.
<u>Energy Performance Certificate</u>	An Energy Performance Certificate may be available for this property in accordance with the Energy Performance of Buildings Regulations.
<b><u>Important Points of Note</u></b>	<b>The property is accessed through the neighboring Trust yard and outbuildings down an unmade track. The National Trust will not be liable for any damage.</b>  <b>Only 1 well behaved dog will be allowed at the property due</b>

	<p><b>to the proximity of sensitive habitats.</b></p> <p><b>There is limited Mobile phone reception in the area.</b></p> <p><b>We are assured that broadband is available to the property, but no fiber.</b></p> <p><b>The existing swallow and house martin nests in outbuildings are to remain.</b></p> <p><b>Parking to be allowed at front of property but not to prevent access to the adjoining land.</b></p> <p><b>Public footpaths and rights of way are located around the property. Livestock is located in the neighbouring fields. The farmer has access across the property land and boundary.</b></p> <p><b>Hardwired smoke and CO2 alarms in property. Secondary glazing throughout.</b></p>
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## The Tenancy

<u>Term</u>	The property is available to let under an Assured Periodic Tenancy.
<u>Rent</u>	The prospective tenant is asked to pay £1,600 per calendar month for the rental of this property, 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>Rent reviews</u>	The National Trust carries out rent reviews of the property to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities (Summary)</u>	<p><b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.</p> <p><b>The Tenant</b> will be responsible for internal repairs and decoration, garden, including fences and walls that form part of the property boundary.</p>
<u>Tenants Items</u>	Tenants are to provide their own white goods.
<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>Pets</u>	1 well behaved dog only due to the proximity of the property to the nature reserve.

## Viewings and Further Information

For further information about being a National Trust tenant, you can visit us online [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

<u>Viewings</u>	<u>Viewings strictly by appointment only.</u> Contact Nicola Bateson on 07484 547 000 or <a href="mailto:nicola.bateson@nationaltrust.org.uk">nicola.bateson@nationaltrust.org.uk</a> for more information.
<u>Contact</u>	Yorkshire Regional office Goddards, 27 Tadcaster Road, Dringhouses, York YO24 1GG
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at <a href="https://www.nationaltrust.org.uk/features/privacy-policy">https://www.nationaltrust.org.uk/features/privacy-policy</a></p> <p>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.</p>

## Tenant Fees Act 2019

### National Trust Permitted Payments Schedule - 1<sup>st</sup> June 2019

Permitted Payment	Notes
<b>Deposits</b>	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
<b>The Rent</b>	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
<b>Utilities (Water, Gas, Electricity, Septic Tank).</b>	Tenant/s will be responsible for the payment of Utilities. 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. 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.
<b>Council Tax</b>	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
<b>Telecoms/Broadband</b>	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. 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.
<b>Fee for Variation of Tenancy</b>	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
<b>Early Termination of Tenancy</b>	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. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
<b>Default Charges</b>	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