



National
Trust

To Let



Carburton Lodge South, Clumber Park **£625 per calendar month**

Carburton Lodge South is a charming Grade I listed gate lodge, ideally situated on the edge of Clumber Park. The property offers characterful accommodation comprising a combined living room and bedroom, a kitchen, a bathroom, and a separate WC. Externally, there is a private garden along with a gated driveway providing off-road parking.

Available: 1 June 2026

www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

Patron: His Majesty The King

Chair: René Olivieri CBE

Director-General: Hilary McGrady

Midlands & East of England Regional Director : Paul Forecast

Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA

Registered charity number 205846

**For further information and to arrange a viewing please contact Sarah Brownridge, Lettings Officer
Email: Sarah.Brownridge@NationalTrust.org.uk**

The Location

This property forms part of Clumber Park Estate that came to the Trust in 1946. Built in the late 18th-century of ashlar limestone blocks, Carburton Lodge South is one of the earliest buildings to survive on Clumber Park and is full of character. Located at one of the original entrances onto the estate, the cottage is perfect base from which to explore the 3,800-acre Clumber Park. The house, once the estate of the Dukes of Newcastle, was demolished in 1938 but there are many glimpses of its grand past still to see, including the Gothic-style chapel and the Walled Kitchen Gardens. The cottage is approximately a five-minute drive or 20-minute walk from the main visitor hub and just a short distance from the small hamlet of Carburton.

The property benefits from infrastructure links, being close to the A1 and within an hour's drive of Lincoln, Nottingham, Sheffield and York. There are also train stations in both Worksop (4.5miles) and Retford (6.5 miles), with direct links to London.

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 could not deliver its core objectives without the support of its thousands of tenants and volunteers. National Trust residential tenants receive custodian membership allowing free access to all National Trust properties within England, Wales and Northern Ireland.

The Property

<u>Ground Floor</u>	
Entrance Lobby	Leading into combined living room and bedroom.
Combined Living / Bedroom	The combined living room and bedroom is a bright and well-presented space featuring a fitted double bed area, neutral décor, and carpeted flooring throughout. The room benefits from wall-mounted lighting and space for seating, creating a practical and comfortable living arrangement
Steps down	Leading to
Kitchen	The kitchen is fitted with a range of wall and base units and benefits from easy-care vinyl flooring. It also features a window overlooking the rear of

	the property, providing natural light, along with an external door offering convenient access outdoors.
Bathroom	The bathroom features a white suite including a pedestal wash basin and a bath with overhead shower.
WC	Separate WC with pedestal wash basin
<u>Outside</u>	
Garden	Fenced garden area with lawn. Small paved area at the back door to the cottage
Parking	Parking for two vehicles on the driveway off the cottage
<u>Services</u>	Mains water, septic tank, mains electricity (electric central heating) 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.
<u>Outgoings and Council Tax</u>	The tenant is to pay Council Tax, and all other outgoings relating to the property. The property is in Band A for Council Tax.
<u>Energy Performance Certificate</u>	An Energy Performance Certificate is not available for this property as it falls below the minimum size requirement.

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 £625.00 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.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property in accordance with the Section 13 process.
<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</u> (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.
<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>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.
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Viewings and Further Information

<u>Viewings</u>	<i>Viewings strictly by appointment only</i>
<u>Photos</u>	Photographs are provided for illustrative purposes only. The property will be let unfurnished, and any furniture or contents shown in the images will not be included within the letting. Photos accredited to Mike Henton
<u>Contact</u>	Sarah Brownridge – Lettings Officer: sarah.brownridge@nationaltrust.org.uk
<u>GDPR</u>	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

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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, <i>we do not</i> 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).	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.
Council Tax	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.
Telecoms/Broadband	Tenant/s will be responsible for the installation and 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.
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.
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