

# **HOTHAM FARMING PARTNERSHIP**

**TO LET FOR UP TO FOUR YEARS**

**BOTHY COTTAGE, DALTON PARK, HU17 7PP**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**A spacious 4 bedroom detached property boasting many period features.  
2 Reception Rooms, Family Kitchen with Aga, En-suites to Master Bedroom and  
Bedroom 2, Two further Double Bedrooms,  
Family Bathroom, Biomass Central Heating, Garage and Garden**

**GUIDE RENT £1,500 PER CALENDAR MONTH**

**OFFERS TO BE SUBMITTED ON THE ATTACHED FORM**

**THE ESTATE OFFICE, SOUTH DALTON, BEVERLEY,  
EAST YORKSHIRE, HU17 7PN**

**TEL: 01430 810225**

**Email: [office@daltonestate.co.uk](mailto:office@daltonestate.co.uk)**

**[www.daltonestate.co.uk](http://www.daltonestate.co.uk)**

## 1. INTRODUCTION

The Hotham Farming Partnership has the pleasure in offering to let Bothy Cottage, a large detached 4 bedroom property with spacious living accommodation, that includes 2 reception rooms and a large family kitchen with AGA. The property has been renovated to a high standard and benefits from biomass central heating. Bothy Cottage is situated in picturesque parkland, close to the village of South Dalton. This boasts the excellent Pipe & Glass Restaurant, and is within close proximity to the attractive Minster Town of Beverley (8 miles) and 10 miles from the Market Town of Driffield.

The property benefits from off road parking, garden and garage.

## 2. THE PROPERTY      **The accommodation comprises: All sizes are approximate**

<b>GROUND FLOOR</b>	
<b>Utility Room</b>	3.34m x 2.12m (10'11" x 6'11") plumbed for washing machine, stainless steel sink, tiled floor and door to small courtyard.
<b>Kitchen/Dining Area</b>	4.97m x 3.91m (16'3" x 12'9") with fitted base and wall units, plumbed for dishwasher, oil fired Aga, radiator, tiled floor
<b>Pantry</b>	0.85m x 2.12m (2'9" x 6'11") with shelving and tiled floor
<b>W.C.</b>	2.48m x 2.51m (8'1" x 8'2") with radiator, w.c, wash hand basin and tiled floor
<b>Living Room</b>	5.17m x 4.26m (16'11" x 13'11") with radiator, multi fuel stove and dual aspect windows
<b>Dining Room</b>	5.27m x 4.86m (17'3" x 15'11") with radiator, decorative fireplace and dual aspect windows
<b>Study</b>	4.63m x 3.61m (15'2" X 11'10") with radiator
<b>Downstairs Hallway</b>	2.47m x 5.65m (8'1" x 18'6")
<b>Stairs to</b>	
<b>FIRST FLOOR</b>	
<b>Upstairs Landing</b>	2.48m x 5.87m (8'1" x 19'3")
<b>Bedroom 1</b>	5.17m x 4.25m (16'11" x 13'11") radiators, wash hand basin and windows to the rear elevation
<b>En-suite Bathroom</b>	2.18m x 1.74m (7'2" x 5'8") with bath, shower over, w.c. and radiator
<b>Bedroom 2</b>	5.27m x 4.86m (17'3" x 15'11") radiator
<b>En-suite Shower room</b>	2.74m x 1.74m (8'11" x 5'8") walk-in shower cubicle, wash hand basin, w.c. and radiator
<b>Family Bathroom</b>	2.48m x 2.45m (8'1" x 8') with roll top bath with shower over, wash hand basin, w.c and radiator
<b>Bedroom 3</b>	4.60m x 3.61m (15'1" x 11'10") radiator
<b>Bedroom 4</b>	4.37m x 4.05m (14'4" x 13'3") with radiator, decorative fireplace and fitted units
<b>OUTSIDE</b>	Garden, double garage and outbuildings
<b>Services</b>	Mains electricity, water
<b>Council Tax</b>	Band D

# EPC

## Energy Performance Certificate



Bothy Cottage, Dalton Park, South Dalton, BEVERLEY, HU17 7PP

Dwelling type: Detached house Reference number: 0822-2889-7067-9406-3445  
 Date of assessment: 01 June 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 07 December 2016 Total floor area: 225 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,990
Over 3 years you could save	£ 2,535

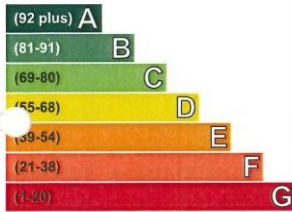
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 303 over 3 years	
Heating	£ 5,961 over 3 years	£ 3,702 over 3 years	
Hot Water	£ 450 over 3 years	£ 450 over 3 years	
<b>Totals</b>	<b>£ 6,990</b>	<b>£ 4,455</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
57	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,116	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 489	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 186	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# PLAN

The extent of the letting is shown edged red on the attached plan



Bothy Cottage



### 3. **THE LETTING**

The property shall be let for a period of up to four years. A copy of the Draft Agreement is available in the Estate Office and should be read by all applicants. A summary of the most important terms of the Draft Agreement is listed below, but all applicants should refer to the Draft Tenancy Agreement for clarification.

#### a) **Deposit & Legal Fees**

A returnable deposit property bond of **five weeks rent** will be required at the commencement of the letting and will be held by the Landlord's Agent, Savills (UK) Ltd., as a Stakeholder in accordance with the rules of the Tenancy Deposit Scheme administered by The Dispute Service Ltd.

#### b) **Rent**

Rent will be due monthly in advance on 1<sup>st</sup> of the month and will be reviewable after two years of the tenancy.

#### c) **Repairs**

The tenant will be responsible for all internal decorations, carpets and curtains, together with cleansing of gutters (this may need to be done once per week if necessary, from 1st November until Christmas each year), drains and waste pipes. The tenant is responsible for any damage whatsoever caused to the property by him or herself, his or her family, friends or other persons at the property as a result of his occupation. The Landlord will be responsible for all other repairs to the property under section 11 of the Landlord & Tenant Act 1985.

All fences, gates & hedges are the responsibility of the tenant to keep in good repair. The chimneys will be cleaned prior to the commencement of a letting.

#### d) **Garden**

The garden is to be used as garden land only, and at all times the land is to be kept in good, clean and tidy condition, mown and free from weeds.

#### e) **Outgoings**

The tenant will be responsible for all outgoing whatsoever in connection with the property including Council Tax Payments.

#### g) **Pets**

Any pets kept at the premises must be with the written permission of the Landlord and must be kept under strict control at all times within the boundaries of the letting.

#### h) **Vermin**

The tenant is strictly responsible for the control of rats, mice, insects or moles in and around the property.

**4. VIEWING**

The property may only be viewed by appointment. Prospective tenants are asked to telephone the Estate Office to request an accompanied viewing.

**No viewings will be permitted without prior arrangement.**

**5. TENDERS**

The property is to be let by informal tender on the official tender form (attached to particulars). All tenders will be considered, and short-listed applicants will be invited for an interview shortly thereafter. A guide rent of **£1,500** per calendar month is given.

**Prospective tenants should submit an affordable tender as the top tender will not necessarily be successful.**

The Landlord is not under any obligation to accept the highest or any tender submitted.

**6. REFERENCES.**

A financial reference and at least three other references will be required (excepting existing Estate Tenants). The names and email addresses only of referees are required with the tender, not the full reference.

S N Fairbank MRICS FAAV Agent

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**IMPORTANT NOTICE**

Misrepresentation Act 1967 and Consumer Protection Regulations 2008

Trustees of the Hotham Family Trust as the owners of this property give notice that:-

- 1) The particulars are set out as a general outline only for the guidance of intending Lessee(s) and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars and the contract or lease, the latter shall prevail.
- 2) All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is let with all faults and defects, whether of condition or otherwise and the Lessor is not responsible for such faults and defects or of any statements contained in the particulars of the property.
- 3) The Lessee(s) shall be deemed to acknowledge that he/she has not entered into any lease in reliance on any said statements, that he has satisfied himself as to the contents of each of the said statements, in inspection, or otherwise, and that no warranty or representation has been made by the Lessor or the said agents in relation to or in connection with the property.
- 4) Any error, omission, or mis-statement in any of the said statements shall not entitle the Lessee(s) to rescind or to be discharged from a lease, nor entitle either party to compensation or damages, not in any circumstances to give either party any cause for action.
- 5) No person in employment of The Trustees of the Hotham Family Trust has any authority to make or give any representation or warranty whatsoever in relation to the property.

**HOTHAM FARMING PARTNERSHIP**

**To be completed in ink:**

**OFFER FORM FOR AN ASSURED SHORTHOLD LETTING OF BOTHY COTTAGE, SOUTH DALTON HU17 7PP**

I(Surname).....(Forenames).....

of(Address).....

.....

.....

Daytime Telephone Number:.....

I hereby offer to pay a rent of £..... (in words) .....

.....

per calendar month for the above property, for a letting of ..... years in accordance with the terms set out in the particulars.

If offered the Tenancy, I would like to start the Agreement on ..... 2023

**PERSONAL DETAILS:**

Date of Birth of Tenderer and Wife/Partner: ..... /.....

Family Details: .....

Current occupation: .....

Currently living in Owned/Rented property (please delete as appropriate)

**FEES**

I confirm that if my tender is accepted, I agree to pay £300 non-returnable reservation deposit, which will be counted towards the first month's rent.

**SIGNED:** ..... **DATE:** .....

**SIGNED:** ..... **DATE:**.....