

# **HOTHAM FARMING PARTNERSHIP**

**TO LET FOR UP TO FOUR YEARS**

## **MONEYPOT COTTAGE, KIPLINGCOTES, SOUTH DALTON HU17 7PY**



**Situated in a commanding position with far reaching views of the Yorkshire Wolds  
Three Bedroom Detached Cottage, Sitting Room, Dining Room,  
Breakfast-Kitchen, WC, Bathroom, Gardens on all sides and off-street Parking**

**VIEWING STRICTLY BY APPOINTMENT ONLY  
GUIDE RENT £760 PER CALENDAR MONTH  
OFFERS TO BE SUBMITTED ON THE ATTACHED FORM**

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

**TEL: 01430 810225 FAX: 01430 810746**

**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 , are offering to let on an assured shorthold tenancy for a period of up to four years, an attractive secluded three bedroom detached cottage with oil fired central heating and large garden, situated on the Yorkshire Wolds, about eight miles from Beverley and eleven miles from Driffield.

The cottage has a secluded garden and stunning views over the surrounding Wolds countryside.

## 2. THE PROPERTY      **The accommodation comprises:**

### GROUND FLOOR

<b>Breakfast Kitchen</b>	4.59m x 4.28m narrowing to 2.90m. With base and wall units, built-in oven, hob, extractor and dishwasher (Tenant to maintain kitchen goods)
<b>Sitting Room</b>	3.64m x 4.56m with multi-fuel stove
<b>Dining Room</b>	3.95m x 3.34m with decorative open fire
<b>Bathroom</b>	2.15m x 1.79m White suite with shower over bath

### Entrance Hallway from front door with stairs off

<b>Lobby</b>	1.36m x 1.82m
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### FIRST FLOOR

<b>Bedroom 1</b>	3.94m x 3.32m plus recess. With decorative fireplace
<b>Bedroom 2</b>	3.62m x 3.18m With decorative fireplace
<b>WC off</b>	2.6m x 0.91m White WC and sink
<b>Bedroom 3</b>	3.63m x 2.16m

### OUTSIDE

The cottage is surrounded by a large garden mostly laid to grass with shrub borders.

Two outhouses and large lean-to shed (to be maintained by Tenant)

Off Road parking

### SERVICES

Septic Tank. Water is supplied by the Estate Borehole and is currently free of charge, all other mains services.

### Council Tax

Band C

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

### Carpets

Carpets in the property are included in the letting.

### Oil

The new tenants will be required to pay for any oil left in the tank at the commencement of their Tenancy. The tank will be dipped to assess the quantity.

# Dalton Estate

The Estate Office, West End, South Dalton, Beverley HU17 7PN  
Tel - 01430 810225

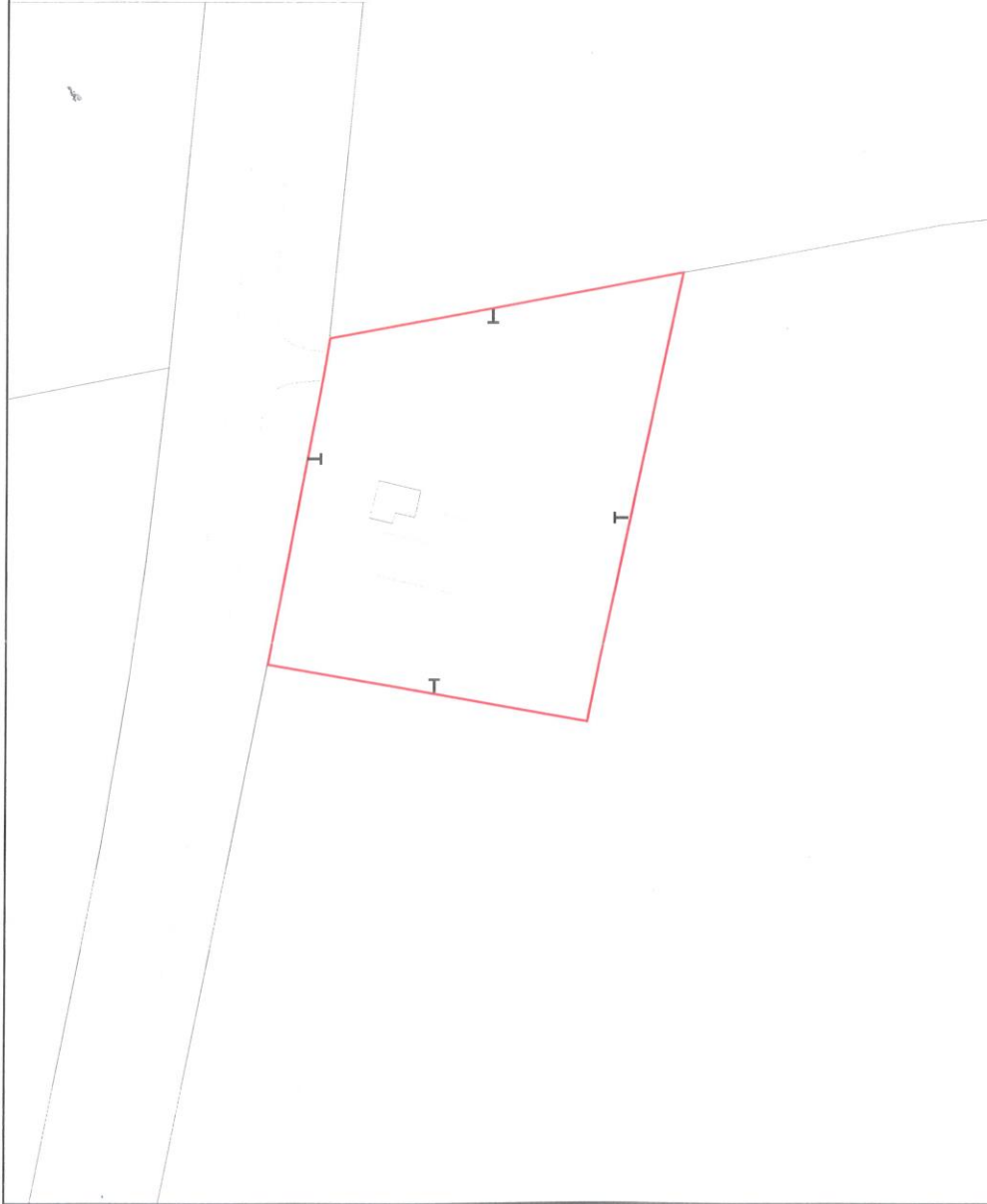
## Moneypot Cottage

SCALE : 1 : 500 @ A4 DATE : 31/03/2017



MAP FILENAME : DE - Partnership Transfer 2016

Map data shown may contain Ordnance Survey © products supplied by  
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### 3. **THE LETTING**

The property will be let on a 1988 Housing Act Assured Shorthold Tenancy for an 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 **£1,520** will be required at the commencement of the letting, and will be held by the Landlords in an interest bearing account in lieu of any dilapidations or other obligations not met during the tenancy. The prospective tenant will be responsible for payment of all legal fees in connection with the tenancy agreement payable on completion of the agreement. Once a tender has been accepted by the Landlord, any abortive legal fees will be the responsibility of the prospective tenant. It is likely the legal fees, stamp duty and VAT will be in the region of £210.00.

#### b) **Rent**

Rent will be due monthly in advance on the 1st of each 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 and a tenant will be required to leave them in a similar state at the end of the tenancy.

#### d) **Garden**

The garden area included in the tenancy shall be kept neat & tidy. All boundary hedges should be cut at least once in each year of the tenancy.

#### 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 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 **£760** 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 addresses only, of bank and referees are required with the tender, not the full reference.

S N Fairbank MRICS FAAV Agent

February 2019

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IMPORTANT NOTICE

Misrepresentation Act 1967 and the Property Misdescription Act 1991

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.

# Energy Performance Certificate



Moneypot Cottage, South Dalton, BEVERLEY, HU17 7PY

**Dwelling type:** Detached house      **Reference number:** 8663-7420-5419-0020-8996  
**Date of assessment:** 10 October 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 17 October 2017      **Total floor area:** 97 m<sup>2</sup>

## Use this document to:

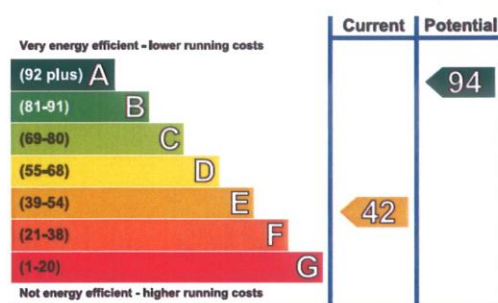
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,309</b>
<b>Over 3 years you could save</b>	<b>£ 1,305</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 189 over 3 years	
Heating	£ 2,541 over 3 years	£ 1,452 over 3 years	
Hot Water	£ 456 over 3 years	£ 363 over 3 years	
<b>Totals</b>	<b>£ 3,309</b>	<b>£ 2,004</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



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	£ 714	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 132	✓
3 Draught proofing	£80 - £120	£ 63	✓

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.

**HOTHAM FARMING PARTNERSHIP**

**To be completed in ink:**

**OFFER FORM FOR AN ASSURED SHORTHOLD LETTING  
OF MONEYPOT COTTAGE, KIPLINGCOTES, SOUTH DALTON HU17 7PY**

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

of (Address).....  
.....

Daytime Telephone Number:.....

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

..... per calendar month  
for MONEYPOT COTTAGE, KIPLINGCOTES for a letting of ..... years in  
accordance with the terms set out in particulars dated February 2019.

**PERSONAL DETAILS:**

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

Family Details:.....

Current occupation:.....

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

**LEGAL FEES**

I confirm that if my tender is accepted and solicitors instructed, I will pay the agreed proportion of the legal costs in connection with the Tenancy Agreement, whether abortive or not. I also agree to pay £200 non-returnable reservation deposit (made payable to Hotham Farming Partnership) which will be counted towards the first month's rent.

**SIGNED:**.....

**DATE:**.....

**SIGNED:**.....

**DATE:**.....