

Dear all

## **2 The Ridgeway and Leigh Cottage**

Unusually, we have two properties on the Hardwick Estate coming up for rent in the next few weeks, details as follows. Please let me know by email if you are interested in renting either of these properties, stating which ones. Below is some additional information about the letting of No 2 The Ridgeway, together with the Estate's residential rental policy, which has recently been reviewed by a working group of Interim Trustees (on an advice-only basis as they are not yet responsible for lettings) and some changes made, as attached.

In addition it's important to mention that with the former horse grazing fields at the Stud farm and Collins End soon to be converted to agriculture, the Operations team and Rose family are concerned that a property will most likely be required for a new farmer in the coming year to two years. 2 The Ridgeway is a very good candidate due to its location and being a modest dwelling. Therefore, in line with our policy to prioritise strategic Estate management needs, we are looking for a tenant who only has short term housing needs and may wish to vacate if and when a farmer is needed.

Please email me with any expressions of interest for either property.

### **2 The Ridgeway, RG8 7RD**

This is a 1<sup>st</sup> floor property (up an external wooden staircase), overlooking the Estate yard (and was previously the Estate Office). The accommodation comprises 2 bedrooms (double or twin size); sitting/dining room; kitchen/breakfast room, with new units and worktop; lobby area for a washing machine; bathroom with bath, basin and WC. There is a small storage cupboard in the hallway and another off the second bedroom. New carpets in all the rooms except the kitchen and bathroom. The property has been redecorated throughout. The heating is via night storage heaters and one electric panel radiator. Hot water is via a hot water cylinder and an immersion. There is no garden, and no stove or open fire. There is parking for 1 car in the yard. Please note that there is a garage under the property (which is used to store vehicles), and is let separately.

Rent tbc but it will be below the current market value. (Likely to be c£1000 per month).

Tenants are responsible for all utility bills and Council Tax (which is yet to be determined for 2 The Ridgeway).

### **Leigh Cottage, RG8 7RN**

This is a detached rural, brick & flint cottage in the Collins End part of the Estate, with no immediate neighbouring houses. The accommodation comprises 2 bedrooms (double or twin size); a 'box' room off the second bedroom; on the ground floor – an entrance lobby, utility room with oil boiler and hot water cylinder, and plumbing for a washing

machine; kitchen, GF bathroom with shower over the bath, basin and WC; dining room; sitting room with wood burning stove; cupboard under the stairs; small additional study room. The property is carpeted in all the main rooms, with new carpets to the ground floor. The property has been redecorated throughout. Wet central heating radiators and hot water are via an oil-fired boiler. There is an immersion to the hot water cylinder for back-up and/or summer use for hot water.

There is a large garden area mainly laid to lawn, mostly to the west side of the house. There are three wooden outbuildings, and a large wooden-framed workshop building. There is a field to the N of the property with an associated shed, and the option of another field (to be rented separately) to the south side. There is parking for 2-3 cars. Prospective tenants need to be aware of the obligation to keep what is a reasonably large garden in good order, and the field trimmed at least twice a year, if not grazed.

Rent tbc, but Leigh Cottage will be let at the current market value. (Likely to be c£1600 per month).

Tenants are responsible for all utility bills and Council Tax. Leigh Cottage is in Council Tax valuation band E (£3032.18 per year).

Best wishes

Alastair

Alastair Dick-Cleland

Property Manager



HARDWICK