

33 GROVEHILL ROAD

Loughbrickland, Banbridge BT32 3NF



National Trust



To Let

Rent: £1000 per month exclusive of rates.

DIRECTIONS

NATIONAL TRUST

THE ESTATE

THE PROPERTY

- 33 Grovehill Road is a 3 bedroom property located on the banks of Loughbrickland Lake which is immediately accessible from the A1 Belfast – Dublin road. Built in the 1950's the detached property benefits from uninterrupted views of Loughbrickland Lake from all sides of the property.
- The Property is a one story building which has been fully upgraded, to include new Upvc windows and doors, is over insulation system throughout and finished with a modern kitchen and bathroom.
- Loughbrickland is a small, picturesque town in County Down, Northern Ireland, with a population of around 1,000. It offers a blend of natural beauty, rich history, and a welcoming community. Loughbrickland has a fascinating history that dates back centuries. The town's name is derived from the Irish "Loch Bhric," meaning "Brick's lake," believed to refer to an ancient chieftain who once resided here. Evidence of Loughbrickland's historical significance can be seen in the ruins of the 17th-century Loughbrickland Castle, which overlooks the town. Loughbrickland lake itself is a site of significance to the members of the [Church of Jesus Christ of Latter-day Saints](#) in [Ireland](#) as the site of the first baptism by immersion in Ireland.
- The National Trust is Europe's leading conservation charity, and is committed to preserving special places for everyone, for ever.
- 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.
- All tenants of the National Trust receive a FREE 'Tenant Pass' throughout the duration of the tenancy. This entitles two adults plus accompanying children to enjoy unlimited entry to National Trust properties in England, Wales and Northern Ireland.
- Loughbrickland benefits from its central location, making it easily accessible to nearby cities and towns. The town is situated close to the A1 dual carriageway, which connects it to major cities like Belfast and Newry. Additionally, the nearby towns of Banbridge and Dromore are just a short drive away.

INTERIOR ACCOMMODATION

All measurements are approximate and taken at the widest point

ENTRANCE PORCH: 1.51m x 1.88m

- With single pendant light; one double radiator; heating controls and built in storage cupboard; external light switch



LIVING ROOM: 4.22m x 4.19m

- With single pendant light; two double radiators; two double sockets; multi fuel stove with oak mantal; smoke alarm; CO2 alarm; meterbox



BATHROOM: 1.55m x 2.3m

- White bath with shower, wash-hand-basin and toilet; towel radiator; single pendant light and extractor fan



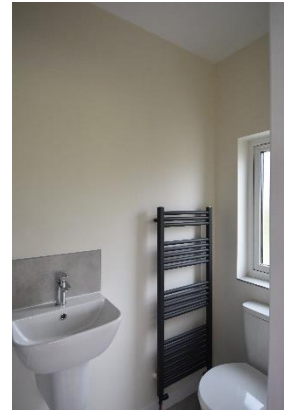
KITCHEN: 4m x 4.75m

- Range of high and low level units; double radiator; integrated oven/hob; extractor fan; heat detector



BEDROOM 1: 2.68m x 3.61m**2.67m x 0.9m**

- Small double bedroom with ensuite shower room; single pendant light; double radiator

**BEDROOM 2: 2.66m x 3.62m**

- Double bedroom; single pendant light; double radiator

**BEDROOM 3: 2.66m x 3.62m**

- Double bedroom, single pendant light; 3 double sockets; double radiator

**SERVICES**

- Mains water; electricity; Sewage Treatment plant; drainage.
- The property benefits from oil heating throughout.

OUTGOINGS

- The tenant is responsible for payment of outgoing relating to the property such as electricity, phone, rates etc.

ENERGY PERFORMANCE CERTIFICATE

- An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

TERM

- The property is available to let under an Uncontrolled Tenancy Agreement for an initial term of 12 months after which the tenancy may continue on a month to month basis providing both parties agree.

RENT

- The ingoing tenant will pay one month's rent in advance on tenancy commencement.
- Subsequent payments by Direct Debit monthly in advance.

RENT REVIEWS

- The rent is made up of two parts - rent and rates.
- Should the tenant continue after the initial 12-month term, becoming a monthly periodic tenant, a review of the rental element will be carried out two years after the start of the tenancy and every two years thereafter.
- The landlord will review the rateable charge on the property in line with the Land and Property Services schedule on a 12-month basis from the 1st April in every year.

DEPOSIT

- The tenant will be required to provide a deposit equivalent to one month's rent on the signing of the agreement.
- This will be registered and held under the Tenancy Deposit Scheme and returned at the end of the tenancy subject to compliance with terms of Tenancy Agreement.

INSURANCE

- The National Trust will be responsible for insuring the building but not the contents. The ingoing tenant should ensure they have sufficient cover for their needs.

REPAIRING RESPONSIBILITIES (Summary)

- **The Trust:** Responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.
- **The Tenant:** Responsible for day-to-day maintenance, decoration and garden where applicable.
- The repairs obligation as laid out in full within the Tenancy Agreement.

SUB-LETTING

- 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.

PETS

- Tenants may seek the landlord's permission for pets to be kept and this will be considered on an individual basis.

Viewings, Application Process and Further Information

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|----------------------------|---|
| Viewings | <ul style="list-style-type: none">• Viewings will be held on 10 April 2025 |
| Contact | <ul style="list-style-type: none">• Jenny.Stewart@Nationaltrust.org.uk |
| Application process | <ul style="list-style-type: none">• Interested parties are requested to contact the National Trust, either through Property News or via the email address above.• A small number of viewing slots will be available and should demand be strong we will issue an initial application form.• This form will request some basic information and also give applicants a chance to let us know why they would like to live in Grovehill Road• Form, if requested must be returned by 17.00 on 8th April 2025• All forms will be reviewed and potential tenants will be shortlisted and offered a viewing slot on 10th April 2025• Preferred candidate will be selected and contacted on 14th April• The preferred candidate must go through a credit check – see below - and all information for that must be provided by 16th April• If successful, the provisional hand over date of the property will be on or before 1 May subject to agreement between both sides. |
| Credit Check | <ul style="list-style-type: none">• Under National Trust regulations all new tenancies must be credit checked, to ensure that financial risk is minimised.• The successful tenant will be required to provide the following supporting documentation:<ul style="list-style-type: none">• Proof of identity: Photo ID such as a Passport or driving licence.• Proof of address: Utilities bill, credit card bill or bank statement.• Proof of income: Last three months pay slips, current P60, pension or benefits statement. Self-employed: Last two years SA302 and last 6 months personal bank statement. |
| GDPR | <ul style="list-style-type: none">• Our 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.• Examples include 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 Land & Property Services or Utilities companies at the beginning or end of a Tenancy. |

- OTHER**
- For information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants but please note some of the information is not applicable to Northern Ireland.
 - Properties in NI are advertised on www.propertynews.com