

# PRESS RELEASE



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The Old Dairy  
Winchester Hill  
Sutton Scotney  
Winchester SO21 3NZ

## Ten Tips of Landlords and Tenants of Rural Properties

Telephone: 01962 763900  
Fax: 01962 763901  
Email: [info@bcm.co.uk](mailto:info@bcm.co.uk)  
[www.bcm.co.uk](http://www.bcm.co.uk)

Living in a rural property can be idyllic, giving people a wonderful opportunity to live in villages, rural areas and on working farms and enjoy the benefits of rural living. There is something special about making your home in the peace of the countryside, away from the hustle and bustle of the city, where you can wake up to the sound of birds singing. These tips are a small reminder of some considerations to think about when renting a rural property.

### Ten Tips for Rural Tenants

1. Ask if the water is on mains or private supply, and also if there is mains drainage or a cess pit
3. Be aware that you maybe next to a working farm.
4. Make sure you get a copy of the inventory and check it with the landlord - be aware of your duty of care to the property.
5. If you take a year's tenancy you may not be able to leave after 6 months.
6. Deposits are now held under the Tenancy Deposit Scheme so ensure that you understand the agreement.
7. Check if the property has good internet access. Many rural areas have poor internet speed.
8. Rural properties often have less heating provision than town houses - Check what form of heating is in situ, as for example mains gas may not be available in all areas.
9. Check school bus routes and other transport links if you will need to use them
10. Remember that pets will not be allowed to roam around a farm freely. For example dogs must be on the lead near sheep!

### Ten Tips for Rural Landlords

1. Firstly decide the sort of tenant you would like to have - Children, Non Smokers, or Tenants with animals. Make sure the house suits and reflects the needs of your ideal tenant.
2. Does the house have neighbours. If the property is in the middle of a working farm be realistic with your tenants about the situation.
3. It is advisable to take up references and draw up a good inventory.

Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser

4. By law all deposits must now be held in the Tenancy Deposit Scheme
5. The tenant is entitled to quiet enjoyment of the property - you cannot keep popping round to tell him the garden is not as tidy as you would like.
6. Are you going to allow the tenants wider access to the farm? Make sure you have an understanding in advance
7. Make sure tenants understand what to do if the property is not on mains water or drainage
8. Read the meters and let the services know about new tenants.
9. Do not let the tenant decorate the property themselves without agreeing this in advance - you may not like orange walls when you get the property back!
10. Be aware of your legal obligations as a landlord.

If you have any questions or need more information contact Bays Curry McCowen (BCM) on 01962 763900 or e mail [lettings@bcm.co.uk](mailto:lettings@bcm.co.uk)



Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser

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Registered Office: The Old Dairy, Winchester Hill, Sutton Scotney, Winchester, SO21 3NZ