



SEASONAL PITCH TERMS & CONDITIONS:

The Season: from 31st March until 31st October each year (seven months).

Cost: £2400 per annum (*with a fair usage policy in place for electricity and water*).

Deposit & payment:

£500 to secure with the balance of £1900 due in full prior to occupancy (balance can be payable in two lump sums or monthly at £271.43 pcm starting from September of the previous season so that at the season start 31/3 there is no outstanding balance).

We reserve the right to re-let the pitch without refund if the balance is not paid prior to the start date. They are non transferable. If you sell your caravan then it must be removed from the seasonal pitch and the pitch is then re-let by us, you cannot sell or give your pitch to someone else. Once your seasonal contract has started no refunds will be due. The Caravan Owner recognises that this is fair and reasonable in respect of discounted fees already received against a longer commitment and the loss of business that will be incurred by not completing the period. That said if a partial occupancy can be found for the remainder of the season then a partial refund less admin costs might be possible. This is dealt with on an individual basis. Renewals/terminations need to be notified before 60 days of the end of the season. If the deposit sum is paid and cleared before the end of the current season then over winter storage will be discounted by 20%.

Includes:

maximum of 4 people (these are to be immediate family only eg: grandparents, parents and children) 2 dogs, one car, caravan & awning. All additional people, cars, dogs etc are chargeable at the appropriate rate to be found on the table on the price page. Visitors must register at reception.

Occupancy/restrictions:

Seasonal pitches may only be occupied up to maximum of 21 days in a row, then the pitch must be left vacant for a minimum of 5 consecutive days - not including July 20th - September 4th. The total maximum number of nights that the caravan can be occupied on a seasonal pitch is 140, over and above this extra nights will be charged at a seasonal pitch discounted rate per night. Caravans are not to be rented or hired out/sublet and are for holiday and leisure purposes only and not for living in permanently or as a work base. Maximum caravan length of 7.3m and be in keeping with the rest of the site.

Pitch rules:

Your pitch must be kept clean and tidy and failure to do so will result in termination of contract. The pitch must look like all other touring pitches on site. Caravan covers are not permitted. Rubbish must be in a bin that cannot blow around or attract vermin due to the rural nature of the site. Gas cylinders must be of a size to fit inside gas locker of caravan. No sheds or other buildings are to be erected on the pitch and all loose items must be stored securely at your own risk inside the awning or caravan to include but not limited to chairs, tables, satellite dishes, bbqs, windbreaks, flower pots, lighting. & washing lines. All grass areas are to be kept clear for mower/strimmer access. Gas cylinders and outside water tap must be turned off when not in occupancy. Water taps must be turned off when off site also if taps or hoses burst due to lack of regard in this respect we charge a water levy. Electricity must be disconnected when pitch is unoccupied. Windbreaks must be taken down when pitch is not occupied. Dogs must be under your control on your pitch and any mess cleared up immediately and not left unattended at your caravan at any time. We will ask you to remove your dog from the site if it persistently barks or gets loose continually. Children MUST adhere to the site rules your understanding is very much appreciated. The caravan must be kept in a clean and tidy order and well maintained. The caravan owner is responsible for ensuring the security of the caravan. Only grey water can be emptied into the drain on your pitch emptying chemical toilet waste into this drain will incur an £800 tank emptying fee. Refuse and recycling is for normal domestic household waste large bulky items: gazebos, awnings, tents, bows chairs etc will incur a £20 per item charge. Repairs must only be carried on the pitch with prior consent. Washing caravans on the pitch incurs a charge for water. All caravans are issued with an ID card which must be affixed inside the caravan so as to be visible from outside. In the case of

awnings in very inclemental weather the site will instruct season pitch caravans owners to take down their awnings, this may necessitate a site visit outside of your expected times. You are responsible for ensuring all your windows and lockers are left secure on departure and anything left in your awning is at your risk. Handbrakes must be on when the caravan is occupying a pitch whether the caravan is occupied itself or not.

Site rules:

Please familiarise yourselves with the site rules, particularly those that apply to children and dogs. They can be found on the PRICE page. Please observe the 5mph site speed limit and the one way system in place for the safety of all on site and be vigilant for children! NO cycles, scooters (motorised or not), ball games or kites are permitted with the site boundary but can be used in the wider fields or off site This is to reduce annoyance to others or those not travelling with children and to maintain the peace and relaxation so many enjoy on site. No noise is permitted between the hours of 11pm and 7am your strict adherence to this rule is appreciated. Caravan owners bring their vans onto the site at their own risk and in doing so you accept liability for accidents to yourselves or your property and loss of or damage to your property within the site. It is your responsibility to be fully insured against, fire, theft, flood and third party liability and certificates are requested for proof & validity of this prior to occupying a seasonal pitch and throughout the seasonal pitch agreement. Awnings may be erected permanently once all risks of high winds are over but they must be secured to the ground with anchors and tie-down kits. You are responsible for any damage caused to neighbours vans or the site from awnings blowing away.

Site responsibility:

The park will not permit removal of the caravan from the site by anyone other than the owner unless with the written authority of the owner. The site will be insured against third party claims but it is the responsibility of the caravan owner to ensure that they do not suffer or permit to be done any act or thing that may render any increased or extra premiums payable by the site owner. The site owner will take reasonable precautions to protect the caravan from loss or damage whilst stored on the site but will not be responsible for loss or damage which occurs except as a result of breach of obligations. The site owner excludes all vermin infestation. The site owner will provide utilities and services to the site and charge for them in accordance with the law. If at the end of the season and expiration of the present agreement the caravan is not removed from the pitch and left unauthorised on site and a deposit has not been paid for the following season or storage arranged with the site, the site owners have the right to make arrangements for removal or storage of the caravan and the caravan owner will be charged in this event.

We reserve the right to change these terms and conditions at any time, and you agree to abide by the most recent version.

The site owners have the right to close the site for unforeseen circumstances and there will be no recompense of site fees in this respect.

Please sign to agree that you have read an understood the terms and conditions of the Seasonal Pitch and that you agree to abide by them:

Name:	
Signature:	
Date:	

