



## **2020 SEASONAL PITCH CONTRACT** **and TERMS & CONDITIONS**

### **THIS CONTRACT SERVES TO PROTECT BOTH PARTIES**

**The SUMMER Season:** £2400 from 31st March until 31st October each year (seven months).

**Winter storage:** £ 200 (if left on pitch or put into storage yard) from 31<sup>st</sup> Oct to 31<sup>st</sup> March  
Ad hoc usage £19 per night when left on pitch. **Should you cancel your pitch before the start of the new season ahead we reserve the right to revert to our standard nightly storage rates.**

**The WINTER Season:** £600 from 31<sup>st</sup> October to 31<sup>st</sup> March (5 months) – payable in full by start

#### **Utilities:**

- 16 amps electrical hook up is available to each pitch & is metered. 250 units are included in your pitch fee (250 units in Summer and 200 units in Winter so 450 units for a full year pitch) anything over this is charged at 0.20p per kilowatt hour used (as per our billed utility provider rate)
- Meters are read on the 1<sup>st</sup> of the month & logged on each account, a final reading is taken at the end of the season, please call into reception to check your account balance.
- Water is included in pitch fee (**but not for washing caravans or cars!**)

#### **Deposit & payment for Summer pitches:**

- A £500 non-refundable deposit is initially paid to secure your pitch – by paying this deposit you are entering into a contract between The Dorset Hideaway & yourselves to take up a seasonal pitch for the season. This is also applicable once any caravan is received onto our premises – this is seen as an intention to commit to the contractual term of the seasonal pitch.
- The balance of £1900 being due in full prior to occupancy on 31/3
- Currently we offer two ways to pay:
  - either by direct debit monthly at £280/month from September to March (the charges are made by the company offering the direct debit scheme)
  - or in two lump sums one by 31st October and one by 31st January each season of £950 each (no fees if paid promptly otherwise late payments incur a £50 charge)
- We reserve the right to re-let the pitch **without refund** if the balance is not paid prior to the start date
- Pitches cannot be occupied until fees are fully paid up

#### **Termination/Cancellations:**

- Deposits are non-refundable
- Selling of caravans from site can only be done with prior arrangement and incur a 5% commission fee
- If you sell your caravan privately 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 or advertise it as such (it is non-transferable)
- **Once your seasonal contract has started no refunds will be due.** The Caravan Owner recognizes 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 seasonal pitch currently occupied.
- Cancellations in respect of seasonal pitch contracts that have yet to commence require **two calendar months minimum advance notice. Any less than this will mean loss of any fees already paid. Deposits remain non-refundable** as does any storage fee paid even if only partially used & standard storage fees of winter pitch fee cost are applicable for the loss of use of the pitch over winter. If the caravan is not on pitch and stored in the compound, then the minimum annual fee becomes due of £380. We reserve the right to recoup our losses through re-advertising the pitch due to the limited time left to do so. Once notice has been given the caravan must be removed from the occupied pitch with 7 days of the notice. Compound vans need to be removed by the end of the calendar month.

#### **Includes:**

- *maximum of 6 people* (these are to be immediate family only eg: grandparents, children & grandchildren and not siblings/cousins/friends etc) 2 dogs, one car, caravan & awning. (Please list these people on contract below)
- All additional people (in excess of the 6 named on the contract), extra cars, extra dogs etc are chargeable at the appropriate rate to be found on the website (only one car & 2 dogs are included in your seasonal pitch fee).
- Day visitors must register at reception, park cars in car parks provided as each pitch is for one car only and then pay the site daily visitor fee. Visitors must depart site by 7:30pm

#### **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. This is a site licence condition.
- The total maximum number of nights that the caravan can be occupied on a seasonal pitch is 160, over and above this, extra nights will be charged at a seasonal pitch discounted rate per night. For winter seasonal pitches this is 90 nights.
- 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
- No advertising notices are to be displayed on unit whilst on site

#### **Pitch rules:**

- A spare set of keys must be left with reception for site evacuation purposes or pitch maintenance & repairs and these must include any security devices fitted to the caravan
- Your pitch must be kept clean and tidy and failure to do so will result in termination of contract, caravans must be kept in a good state of repair and in keeping with the quiet rural nature of the site
- The personalization of a Seasonal Pitch is not permitted; the pitch is used for recreational purposes only and must therefore retain the aspect of all other touring pitches. There can be no boundary fences (windbreaks), planting of flowers boxes, bird feeders or wind chimes etc. or installation of any flooring other than ground sheets Pitches are to have no clutter or loose items these should be stowed in caravan lockers or inside awnings and not under caravans - to include chair, tables, windbreaks, bbqs; no sheds or plastic storage containers to be put on the pitch
- Storage units can be hired (£100/year) or purchased from site (£500) only these may be used on site – see website for images and sizes
- Caravan covers are not permitted from 31/3 -31/10 - they can be fitted in the winter storage season 31/10-31/3
- Awnings are not allowed to be left up during the winter season (31/10-31/3) & if during the season 31/3-31/10 they are left up when storms & high winds are forecast you will be contacted to take down your awning until it is safe to put them back up. This may mean attending site outside your normal expected times. Awnings must be put up with the minimum of 1 storm strap inside & 2 outside the awning & proper marquee pegs and not tent pegs are to be used to anchor the awning down! Extra roof poles and

seasonal awnings are always best for this purpose. Damaged awnings must be removed from site by the caravan owner and not left in the recycling area - any awnings left on site in this manner will incur a £35 disposal fee. In the event of a storm and you cannot attend site within 24 hours to correct any damaged awning or remove your awning we reserve the right to ensure the site and surrounding units are kept safe and will charge for our time to do so at a rate of £25/hour during normal working hours and £45/hr at weekends and evenings.

- All caravans must be insured, and a copy certificate kept on file in reception
- 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
- All grass areas are to be kept clear for site maintenance & mower/strimmer/hedge trimmer 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 fee
- Electricity must be disconnected when pitch is unoccupied to avoid battery overheating as not being correctly discharged and for ground maintenance equipment access. Ensure cables are not coiled up for fire safety!
- Windbreaks must be taken down from grassy areas 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 & visitors also
- 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, bbq chairs etc will incur a £20 per item charge
- Repairs/maintenance and servicing must only be carried on the pitch with prior consent
- If you wish to wash your caravan on the pitch, please check at reception and pay the £10 water fee (we offer a caravan washing service please ask prices start from £45)
- 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 or not
- If you are leaving your van on pitch or in storage over the winter remember we are a rural site and vermin will seek to find a nice warm dry place such as your van to overwinter in – this has not been a problem BUT please DO ensure you remove all food and use appropriate vermin control for both cluster flies and mice we hold no responsibility for damage incurred. It is advisable to have dehumidifying crystals in place if you are not going to visit the van regularly to air it when unoccupied
- Leisure batteries must be either on solar trickle charge feed or removed and charged off site.
- Vehicle and Smoke Alarms are to be deactivated on seasonal pitch caravans when unoccupied, in the event of a fault all owners of vans fitted with alarms need to be prepared to travel to sort faulty alarms. **Should we need to attend your caravan to silence smoke or caravan alarms that are causing a nuisance to other occupied pitches, then we will charge our hourly rate of £25 within normal working hours 8-6pm Mon-Fri and £45 out of hours at all other times and they will be left deactivated.**

**Site rules:**

Please familiarise yourselves with the FULL site rules, particularly those that apply to children and dogs. They can be found on the website. 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 (motorized or not), ball games or kites are permitted with the fenced seasonal 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 and marquee pegs. You are responsible for any damage caused to other vans or the site from awnings blowing away - all units must be fully insured for this purpose.

**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 unauthorized 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 and storage & admin costs deducted from any balance

We reserve the right to change these terms and conditions at any time, and you agree to abide by the most recent version (updated online please check regularly throughout the season on the SEASONAL page of the website)

**The site owners have the right to close the site for unforeseen circumstances or where forced to by local byelaws and government order and there will be no recompense of site fees in this respect.**

Misconduct on site or breach of site and seasonal pitch rules and contractual licence conditions can result in termination of the contract and being requested to leave site immediately without notice or redress. Failure to maintain pitches in a tidy and orderly manner will result in notice being given to redress the situation, failure to adhere to this notice after 14 days will result in termination of contract.

For Office use:

Details	
Name:	
Address:	
Mobile no:	
Email:	
Names of family members using the seasonal pitch: (max 6)	
Caravan make, model & year:	
CRIS no:	
Insurance:	End date: <span style="float: right;">Provider:</span>
Damage: (mark any dents/scratches etc on van on arrival)	
Car reg no:	

	Amount	Date	Type of payment
Deposit			
Lump sums x2			
Direct debit mandate	yes	no	

<u>Caravan owner &amp; seasonal pitch holder:</u>	<u>Site owner/representative:</u>
Signature:	
Date:	