

Terms and Conditions – Littonfields Barn

CONTRACT

The Contract for a short-term holiday rental will be between the Owners of Littonfields Barn (referred to as "us" or "we") and the person making the booking and all members of the holiday party (referred to as "you" or "your") under the following booking conditions. UK law will govern the Contract. The contract of hire is not effective until we have received and processed the deposit. The contract will be subject to these booking conditions, and must be complied with. The party leader must be at least 18 years of age at the time of booking .

When you submit a booking via our online reservation system you will receive an automatically generated booking summary by email to the email address you provide in the booking form. This does not form a contract between us. A contract shall only arise when your booking is subsequently confirmed in writing via a letter of confirmation sent to you by post or email.

PAYMENT

Bookings are confirmed on receipt of the booking form and receiving the deposit of 25% of the holiday cost within 7 days of booking request. The balance of the rental will be due for payment one month before the start of your holiday. We reserve the right to cancel a holiday where payment has not been received one month before the commencement date or failure to pay the deposit. If the booking is made within one month of the holiday start date, then payment will be due in full. Once you have a confirmed booking (i.e. the deposit has been paid and processed), you are responsible for the full rental cost even if you subsequently cancel. Payments are accepted via bank transfer/BACS, please ask for our bank details or by cheque payable to A&B Weston and sent to The Farm, Litton, Buxton, Derbyshire Sk17 8QP. We do not accept card payments.

CANCELLATION or CHANGE OF BOOKING

Cancellations must be immediately notified to us by phone and confirmed in writing. If we are able to re-let your booking we will refund you the final letting price (which may be less than you paid) less an administration fee of £30.00. If we are unable to re-let there will be no refund under any circumstances. Visitors are responsible for their own cancellation insurance. **We would strongly advise that guests take out a travel insurance policy which covers booking cancellations.**

TERMS OF USE

You may access the property from 16.00 on the day of arrival. Please note that departure is by 10.00 on your final day. On departure, you are requested to leave the accommodation in a clean and tidy condition. This includes washing up, placing rubbish in bin liners and putting in outside bins, ensuring ovens are clean and free from grease.

CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER (FORCE MAJEURE)

If for any reason we have to cancel your booking in advance due to circumstances beyond our control for example fire, flood, exceptional weather conditions, epidemics, destruction/damage to the property ("force majeure") you will be refunded the full amount of the booking. If we have to terminate your holiday early for the above reasons you will be refunded part of the booking fee

based on the time remaining of the booking. This will be the full extent of the liability of the Owners. No additional compensation, expenses or costs will be payable.

NUMBER OF PERSONS USING THE PROPERTY

The number of guests occupying or visiting the property must not exceed 12 guests +2 babies. We reserve the right to refuse admittance if this condition is not observed.

LIABILITY

Littonfields Barn, its employees and representatives shall not be liable to you or your party for loss or damage to property howsoever arising. You must take all necessary steps to safeguard yourselves and your property including your vehicle and contents.

CARE OF THE PROPERTY

You are responsible for the property and are expected to take all reasonable care of its furniture, pictures, fittings and effects, in or on the property. You must leave them in the same state of repair and in the same clean and tidy condition at the end of the rental period as at the beginning. You must not use the properties for any dangerous, offensive, noxious, noisy, immoral activities or carry on there any act that may be a nuisance or annoyance to the owner or other neighbouring properties.

DAMAGES & BREAKAGES

You are legally bound to reimburse us for replacement, repair or extra cleaning costs on demand. If you lose a set of keys you will be charged the cost of cutting of new ones.

RIGHT OF ENTRY

We shall be allowed reasonable right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.

SMOKING

Both Littonfields Barn and the games barn are strictly non-smoking. Should this condition not be observed we retain the right to refuse entry to all guests within the party

PETS

No pets will be allowed in the Barn, games room or in cars parked outside Littonfields Barn. Should this condition not be observed we retain the right to refuse entry to all guests within the party. For any special circumstances please contact the property owners for advice.

COMPLAINTS

Every effort has been made to ensure that you have an enjoyable stay. However, if you have any problem or cause for complaint, it is essential that you contact us immediately to give us the chance to resolve it while you are on site. We value your custom and want you to return.

DATA

We treat any data collected during the course of making bookings or dealing with enquiries in strict confidence. Your data will never be sold. As members of Premier Cottages (a marketing collective of the best four and five star cottages in the UK) we have agreed to supply to Premier Cottages Ltd the names, postal and email addresses of all guests booking with us or proposing to book with us during the previous year, in order that these guests/potential guests may be sent a Premier Cottages brochure and sent promotional emails from time to time. By accepting these terms and conditions you are indicating your consent to receiving these communications from us unless you let us know otherwise. If at any time you would like your details removed from this list all you need do is to click the unsubscribe link on any of the emails or contact us at info@littonbarn.co.uk and we will arrange for you to be removed from the mailing list.

Please notify the property owners if you decide to leave the property before the end of your stay or if you will be leaving the property empty overnight. If you are not entirely satisfied with your cottage, please contact the property owners immediately and every effort will be made to resolve the problem.