

Bookings at Moorlands Cottage are accepted by Mr. J J Bradbury based upon the following Terms and Conditions:

- 1.** The contract shall be between the hirer and Mr. J J Bradbury. The contract shall not be in force until such a time as Mr J J Bradbury confirms the booking in writing by returning a signed copy of the booking form, and full payment has been received by Mr. J J Bradbury. The return of the booking form shall be the confirmation of the booking only.
- 2.** A £100.00 per week non-refundable deposit must be paid with each booking, unless otherwise agreed in writing. The final balance is required six weeks before commencement of the holiday and is not refundable. We recommend that you take out your own holiday insurance to ensure yourselves fully covered, should you need to cancel your holiday.
- 3.** Once a confirmation of booking has been issued by Mr. J J Bradbury, the hirer is responsible for the total cost of the letting plus any extra charges as requested for extras.
- 4.** Any cancellation must be in writing. If a cancellation is notified the hirer will forfeit the deposit and may be liable to pay the whole cost of the hire if the cancellation has been made within 8 weeks of the hire date.
- 5.** Hire is generally for a one week period, unless otherwise agreed. These periods commence on a Saturday after 12:00 noon and end on a Saturday with departure by 10:00am.
- 6.** Personal effects are the responsibility of the hirer and he/she shall ensure that they have adequate insurance to cover their effects whilst staying in Moorlands Cottage. No responsibility is accepted for items left in the garden or on the adjoining lane, which should be kept clear at all times. No parking is allowed in the lane.
- 7.** Towels, both bath and hand are provided. Bed linen is provided. Six tea towels are provided. Each bed has two pillows. Four toilet rolls are provided.
- 8.** The rental cost includes the provision of electricity, oil and water.
- 9.** The property is let to accommodate up to four persons and no more. Under no circumstances may more than the number of persons stated in the booking form occupy the property. The property sleeps a total of 4. Visitors are restricted.
- 10.** The hirer is responsible for the property and contents during the period of letting and is expected to take all reasonable care of it. All equipment, utensils, etc must be left clean and the property must be left clean and tidy at the end of the hire period. Breakages and damage must be paid for. Costs of replacement items is included in the Cottage file. The hirer undertakes to keep the premises and all furniture, fixtures and fittings in or on the property in the same state of repair and condition as found at the beginning of the holiday period. The hirer also undertakes to leave the premises in the same state of cleanliness and general order in which it was found.
- 11.** No pets of any kind are allowed.
- 12.** Smoke alarms are fitted and action should be taken of an appropriate nature should they sound during your stay. The cottage is a no smoking property.
- 13.** If keys are damaged or lost during the hirer's stay at the cottage or are not returned, there will be a charge of £100 made to cover replacement key and lock costs.
- 14.** Mr. J J Bradbury reserves the right to refuse to hand over the property to any person who, in his opinion, is not suitable to take charge. In such cases all liability of Mr. J J Bradbury shall cease, and in no event shall Mr. J J Bradbury accept any responsibility or liability for such refusal, termination or otherwise, or any loss arising.
- 15.** The hired property shall be used solely for holiday purposes, and the hirer shall not sub-let the property, or any part of the property, or any equipment from the property.
- 16.** The hirer accepts that no right to remain in the property after the end of the letting period exists.
- 17.** All persons will vacate the property at the conclusion of the period booked. The hirer shall at all times maintain the property and its contents in a clean and tidy condition.
- 18.** The hirer shall be liable to Mr. J J Bradbury for any loss, costs, expenses or claims arising from any damage caused to the property and/or its contents by the deliberate or negligent act or omission of the hirer or any person in his/her party. If, as a result of such damage, the property or any of its contents need to be repaired or replaced, then the hirer shall be responsible for paying the reasonable cost of doing so.
- 19.** Mr. J J Bradbury reserves the right to charge an extra cleaning charge where a property is left in an unacceptable condition.
- 20.** The booking is made on the understanding that the property is available to the holidaymaker on the dates stated on the Booking confirmation. If for any reason beyond the control of the owner, (e.g. fire, storm damage, illness, sale or withdrawal of the property by the owner for any reason, etc) the property is not available on the date booked, then all monies paid by the holidaymaker shall be returned in full.
- 21.** Submission and return of a signed booking form or will be deemed to be acceptance of these conditions and confirmation of the details and conditions on the booking form. A completed and signed booking form must always be submitted. Mr. J J Bradbury reserves the right to refuse or revoke any booking(s) for any property which may in their opinion (and at their sole discretion) be unsuitable for the hirers party
- 22.** The cottage booking deposit will be retained by the owner in the event of a cancellation by the hirer. The full cottage hire charge must be paid 6 weeks before the holiday dates. If the booking is cancelled by the hirer within 6 weeks of the start of the holiday dates the owners will retain the full hire cost paid by the hirer.
- 23.** Any member of the party who has any walking difficulties or other health problems which might cause some properties from being suitable must be declared and described on the booking form, and the owner will accept no liability for subsequent difficulties if this information is not supplied.
- 24.** Mr. J J Bradbury does not accept liability to any person or member of a holiday booking for any personal injury, loss or damage to property however sustained or caused, nor for the loss of personal property and/or money. Cars, cycles, baggage and personal effects of all kinds are at the hirer's risk at all times. Any hirer who does not have cover under their own Household Policy or Motor Policy for loss or theft whilst on holiday is recommended to take out additional cover.