

Newbiggin Hall Cottages
Conditions of Hire

- 1] The property is hired on a weekly basis unless otherwise agreed, and the accommodation is for holiday use only.
- 2] The owner shall not be under any liability in contract until a signed booking form and deposit of £50 [non refundable] has been received and confirmed by the owner in writing.
- 3] Cheques should be made payable to Mrs T. Howard. The owner reserves the right to delay acceptance of bookings to allow for five bank working days to clear cheques.
- 4] Provisional reservations may be made by telephoning / fax 01947 810913 providing written confirmation on a booking form is received within 7 days. Once confirmed the hirer is responsible for the full amount unless other arrangements have been made.
- 5] We advise you take out cancellation insurance in case of emergencies.
- 6] The balance of the total sum due is payable not later than four weeks prior to the date of arrival, failing which the owner shall be at liberty to treat the booking as cancelled.
- 7] In the event of cancellation the hirer must advise the owner immediately whereupon every attempt will be made by the owner to re-let the premises. If re-letting is possible, the balance less the cost incurred in re-letting will be refunded. The owner reserves the right to charge the full balance of the hire charges if re-letting is not possible.
- 8] Lettings are on a Saturday to Saturday basis unless agreed otherwise. Lettings shall commence from 3pm on the day of arrival to 10am on the day of departure. Special arrangements may apply at Christmas and New Year.
- 9] The number of people occupying the accommodation shall not exceed those stated on the booking form. The owner reserves the right to refuse accommodation to any person exceeding this number.
- 10] The hirer will be responsible for the cottage and its equipment during the period of the hire and is expected to take reasonable care of it, and to ensure that the owner is notified immediately of any damage or loss to the property or its contents during the period of hire and shall, at the direction of the owner, either replace any losses or breakages with items of equal quality and value approved by the owner, or pay for the cost of replacement. Any damage to the property or surrounding land and buildings of the owner caused by the act or neglect of the hirer or any member of the hirer's party shall be reimbursed to the owner on demand.
- 11] The owner cannot accept responsibility for any damage, loss or personal injury arising out of the accommodation unless the same is due to the negligent act or default of the owner in respect of the accommodation or adjoining land or buildings in the ownership or control of the owner.
- 12] If for any reason outside the owners control the accommodation is not available (e.g. damage to the property) all monies received from the hirer (or a proportionate part equal to the un-expired part of the hiring period) shall be returned to the hirer who shall have no further claim against the owner.
- 13] Dogs are only accepted under the following conditions:
 - * No more than TWO
 - * Please bring your own dog bed
 - * They are kept off the furniture and beds
 - * They are exercised outside the garden
 - * They are NOT left unattended in the cottage
 - * They are kept under strict control as there are farm animals and horses nearby.
- 14] Every effort has been made to ensure that descriptions of the cottage are correct. The owner reserves the right to make any modifications she may deem necessary without notice.