

THE SCHOOL HOUSE, BURTON-LE-COGGLES, GRANTHAM, NG33 4JR

Booking Terms and Conditions

(These Terms and Conditions apply to all those staying in the Property)

1. CONTRACT

1.1 The Contract is made between the person or persons making the Booking (the Guests) and the Owner of The School House (The Easton Estate).

1.2 Once a deposit has been received and the Owner has issued a confirmation letter, a Contract shall exist between the Guests and Owner.

1.3 The Contract is made on the basis that The School House is to be occupied by the Guests for a Holiday as mentioned in the Housing Act 1988 Schedule 1 paragraph 9 and the Guests acknowledge that the tenancy granted by this agreement is not an assured tenancy and that no statutory periodic tenancy will arise when it ends.

1.4 Guests undertake to leave the cottage without demand at the termination of the agreed period of hire

1.5 By booking with us you consent to receive our email newsletter. If you wish to unsubscribe from the newsletter you can do so at any time by clicking unsubscribe in the email.

1.6 The Booking Conditions will apply to all confirmed Bookings.

2. BOOKINGS AND PAYMENT

2.1 Following receipt of a booking enquiry, the Owner will reserve The School House for 7 days (or other period if applicable) depending on availability.

2.2 A non-refundable deposit of £300.00 (three hundred pounds) is payable per week booked to secure a Booking.

2.3 The Guests will pay the required deposit to the Owner within time stipulated in 2.1. If the deposit is not received within this time, the Owner has the right to cancel this reservation.

2.4 Upon receipt of the deposit, the Owner will issue a confirmation letter to complete the Booking.

2.5 When you receive your confirmation letter, you should check the details carefully. If anything is incorrect, you must tell us immediately. The Owner cannot be held liable for any mistakes that arise from you providing the wrong booking details.

2.6 The final balance of the payment for the Booking is due no later than six (6) weeks prior to commencement of the period booked (the Stay). It is the responsibility of the Guests to ensure the final payment is paid by the due date as set out in the confirmation letter. If the commencement of the Stay falls within six (6) weeks of the Booking, full payment at the time of booking is required.

2.7 Please note that bookings cannot be accepted from persons under 18 years of age.

2.8 All payments must be made in GB Pounds Sterling.

2.9 All prices quoted are inclusive of VAT where applicable.

3. CANCELLATION

3.1 BY THE GUESTS

3.1.1 The Guests should notify the Owner immediately in writing if they wish to cancel the Booking. The cancellation only takes effect when the Owner has received written confirmation from the Guests. If the Booking is cancelled after the balance of the Rental Charge becomes payable, such balance shall remain payable notwithstanding cancellation.

3.1.2 No refunds will be given on the cancellation of a Booking by the Guests unless the accommodation is re-let, therefore Holiday insurance is advisable. The Owner will attempt to re-let The School House. However, this may have to be at a last-minute discounted rate, in which case any repayment to the Guests will be at the rate The School House is let at.

3.1.3 Notwithstanding the above, the Deposit is non-refundable.

3.2 OTHER CANCELLATIONS

3.2.1 In the unlikely event that the Owner has to cancel the Stay for whatever reason, the Owner will refund any payments made by the Guests in full. We cannot, however pay any compensation or expenses as a consequence of such an event.

4. AVAILABILITY OF PROPERTY

4.1 The Property will be available to the Guests after 4pm on the day of arrival (Please let us know your estimated time of arrival) and should be vacated by 11am on the day of departure.

5. LINENS

5.1 All bed linen and towels are provided by the Owner.

6. RESPONSIBILITIES OF THE GUESTS

During the Stay, the Guests must ensure the following:

6.1 The strict No Smoking policy is adhered to

6.2 That the number occupying the Property will not exceed the number stated on the Booking confirmation.

6.3 The Property is used solely for the purpose of a Holiday.

6.4 Show due consideration to others (to include, but not be limited to, refraining from abuse of the Property and/or offensive or rude behaviour to the Owner, his Representative or any other third parties such as neighbours).

6.5 To allow the Owner reasonable access to The School House during the Stay.

6.6. To keep the Property, and all items such as furniture, utensils, equipment, fixtures and fittings in or on the Property in the same state of

repair and condition as at the commencement of the Stay and to ensure the same state of order upon vacating the Property.

6.7 To report any breakages or damage caused by the Guests so that we can replace the item for the next Guests.

6.8 To reimburse the Owner with the cost of replacement of any breakages.

6.8 The Guests must not allow any other person access to the Property.

6.9 That the Property is left secure when you go out. In the unlikely event that anything of yours is stolen from the Property (locked or unlocked) it will be your own responsibility.

6.10 That your vehicles are securely locked and parked without obstruction in the space provided.

7. EASTON WALLED GARDENS

Guests are allowed free access to the Gardens at all times during their stay at The School House.

Guests are asked:

7.1 To use the Gardens responsibly, with consideration to other users and to residents.

7.2 Not to use the Gardens other than for quiet walking (see also 8.5 & 8.6)

7.3 Not to hold gatherings or parties within the Gardens

7.4 Not to light fires or to leave rubbish (including dog waste) in the Gardens

7.5 To leave all gates as you find them

7.6 Not to interfere with planting schemes, nor to remove whole plants or any part thereof

7.7 To stick to marked paths and not to damage meadows or borders

7.8 To stay within the boundaries of the Gardens. The surrounding Park is under separate occupation and does not form part of Easton Walled Gardens.

7.9 Not (without the express permission of the Owner) to allow any person other than Guests booked and staying in The School House for their Stay to use the facilities and amenities of the Property or of Easton Walled Gardens.

8. PETS

8.1 Dogs are accepted in The School House. There is a maximum of one small dog allowed in the Property, subject to the discretion of the Owner.

8.2 There is no additional charge for the dog.

8.3 The Guests are liable for all damage caused by their dogs.

8.4 The Guests should remove all traces, inside and out, from the Property of dog occupation before final departure.

8.5 Dogs must be under strict control at all times while in the property, and kept on a lead while they are in Easton Walled Gardens.

8.6 Dogs are allowed in the public areas of Easton Walled Gardens only before 10am or after 5pm and we ask that they are kept on a lead and that you tidy up after them.

8.7 Any fouling of lawns etc. must be cleared up without delay.

8.8 The owner must bring the dog's bed or basket for sleeping in.

8.8 Dogs MUST NOT be left alone in the property or elsewhere at any time.

8.9 Dogs MUST NOT be allowed upstairs or lie on beds or furnishings, and hair must be well cleared up before departing.

8.10 Dog owners must ensure that their pets are free from parasites and fleas before they occupy the property.

8.11 Any damage (which must be reported to the owner immediately) or extra cleaning that may incur an additional charge, will be at the owner's discretion.

8.12 However, young pets i.e. puppies MUST be declared at the time of Booking and authorised by the Owner.

9. LIABILITY

9.1 The Owner accepts no liability for the Guests' personal possessions during the Stay.

9.2 The Owner accepts no responsibility for personal injury to the Guests and/or their invitees (jointly known as "the Guests"), or loss of or consequential loss or damage to their property, or for other matters over which the Owner has no control.

10. INSURANCE

10.1 The Owner advises the Guests to ensure adequate personal insurance is in effect prior to commencement of the Stay.

10.2 When paying a deposit, cancellation insurance should be taken out.

11. COMPLAINTS

11.1 We take care to ensure that our accommodation is of a high standard. However, if you have any problems with your accommodation, please contact us immediately and give us the opportunity to resolve it. Please contact us on the numbers provided or by email at email@theeastonestate.co.uk. We will work with you to ensure that any complaints are investigated and resolved as promptly and efficiently as possible.

11.2 If you have an unresolved complaint at the end of your stay please contact: The Estate Office, Burton-le-Coggles, Grantham, Lincolnshire, NG33 4JP, email address: email@theeastonestate.co.uk tel: 01476 550 227. In considering any complaint we will take into account whether we have been given the opportunity to investigate it and put matters right.

11.3 In no circumstances will compensation be considered for complaints raised after the Stay has ended, when the Guests have denied the Owners the opportunity of investigating the complaint and endeavouring to remedy matters during the Stay.