

# Littonfields Barn Terms and Conditions

## The Contract

The Contract for a short-term holiday rental will be between the Owners of Littonfields Barn and the person making the booking under the following booking conditions. UK law will govern the Contract. The contract of hire is not effective until we have received the deposit and confirmed the booking via email. The contract will be subject to these booking conditions, and by placing a booking you are accepting these terms which must be complied with.

The party leader must be at least 18 years of age at the time of booking and you are responsible for ensuring that all members of your booking party comply with the Terms of Use (as set out below), however, the Contract for the provision of accommodation is between us and you (as the person making the booking). We must be provided with a list of all guests who will be staying at Littonfields Barn, detailing their names, addresses and ages – a form will be sent to you for completion after the booking has been placed.

## Payment

Bookings are confirmed by email, on completion of the online booking process, and receipt of the deposit of 30% of the booking cost. The deposit must be paid within 3 days of the booking being placed and the balance payment will be due for payment 60 days before the arrival date.

A contract only arises when your booking is confirmed by email following payment of the deposit, and the contract is with the named lead person on the booking form.

Our preferred method of payment is by Bank Transfer, and the bank details will be supplied to you by email after the online booking process has been completed. We also accept cheques payable to A&B Weston. Littonfields Barn is not VAT registered.

The remaining balance is due 60 days before arrival and we reserve the right to cancel a holiday where payment is not received as stated. If the booking is made within 2 months of the arrival date, then payment will be due in full within 3 days of the booking.

The price includes all gas, electricity, heating, bed linen, bath and hand towels, bathmats, tea towels and logs for the log burning stove.

## Covid 19

### **National Lockdown**

In the event of a national lockdown that coincides with your holiday, where you are unable to travel and/or we are prevented from opening you will receive a full refund.

### **Regional Lockdown**

In the event that the home address of the person placing the booking or Littonfields is placed under restrictions rendering you unable to travel and the period of restrictions covers the period of your booking, you will receive a full refund.

Please note that this applies only to the address given on the booking by the lead booker and does not apply if another party member at a different address is unable to travel due to a local lockdown.

Any cancellations for reasons other than the restrictions stated above will be handled as detailed below.

NOTE – It is the responsibility of the lead guest who makes the booking to acquire suitable Travel Insurance to cover the holiday and we strongly recommend that you take out suitable insurance which will cover you for the possible cancellation of your holiday. There are suitable options which include cover for Covid related cancellation if you search on any of the comparison sites or with organisations like, but not limited to :

<https://www.trailfinders.com/insurance#/step1>

<https://www.coverwise.co.uk/Travel-Insurance/corona-virus.aspx>

(We are not selling, promoting, endorsing or recommending any particular product, and do not benefit financially or have any formal relationship with any of these providers)

## Cancellation

Cancellations should be notified to us as soon as possible by the person who made the booking, and confirmed by email.

If we are able to re-let the property, then the amount refunded will be the rebooking value (which may be less than you paid) less the non-refundable administration fee of £75 to cover our costs and third party costs relating to the cancellation and re-marketing.

If we are unable to re-let Littonfields Barn for the period of your stay, a cancellation charge will be made based on the number of days notification of cancellation given by the person making the booking, as per the table below:

Time from Cancellation to Arrival	Percentage of Total Booking Value Payable
More than 90 Days	10% of Total Cost
60 – 89 Days	30 % of Total Cost
30 – 59 da	60 % of Total Cost
0 – 30 days	80 % of Total Cost

***Bookings placed prior to 8<sup>th</sup> January 2021 are subject to different T&Cs and a copy may be obtained by emailing [hello@littonbarn.co.uk](mailto:hello@littonbarn.co.uk)***

## Terms of Booking

Bookings may not be transferred to anyone else without prior consent.

In the unlikely event that your accommodation becoming unavailable for the period of your booking, due to circumstances beyond our control, every effort will be made to provide alternative accommodation or alternatively a complete refund will be paid

The maximum number of guests staying at Littonfields Barn shall not exceed the number stated at the time of booking up to a maximum of 12 Adults + 2 babies. Sub-letting is strictly prohibited.

Additional day visitors may be permitted up to a maximum of 20 people in total being at the property at any one time and this must be agreed beforehand. Day guests are required to depart by 10pm.

In the interests of future guests with allergies, pets are not allowed on the property, either inside Littonfields Barn, the games room or in cars parked in the courtyard area.

As owners we do not accept responsibility for breakdown in public or local supplies, including water or electricity, nor any claims against inconvenience caused by such incidences, or by any building works that may be deemed necessary.

In the case of breakdowns, guests are asked to notify the owners immediately. We will do our best to correct the fault as soon as possible.

In the event of a national or local disease epidemic, whether human or animal, the owners reserve the right to cancel the booking at any time

Any complaints must be made known to the owners immediately during your stay. No complaints will be entertained after the end of the hiring period or after guests have departed.

## Guest & Farm Safety

Littonfields Barn has a strict no smoking policy inside both the Barn and the Games Room. A cleaning fee of £250 will be charged if guests ignore this.

Smoking is allowed outside on the patio and in the courtyard area.

Guests are not permitted to wander around the farm unsupervised. The Farm is a working environment and can be dangerous. For personal safety, it is especially important that children do not climb on walls, fences or any equipment around the farm.

Guests may be asked to leave immediately if their conduct is considered to infringe the Owner's Terms and Conditions or Rules or is likely to impair the comfort, safety of enjoyment of guests or staff. In these circumstances, no refunds will be given.

The use of drones and/or fireworks is not allowed without express written permission

Sky Lanterns are expressly forbidden.

## General

The owners cannot accept responsibility or liability for loss of damage to guests' property, or damage to bicycles, or cars parked at the guest's risk.

The owners endeavour to maintain high standards of comfort and cleanliness at all times. Guests must therefore undertake to keep all furniture, fittings and effects in the same good condition as found. If extra cleaning is required after departure it will be charged to the guest.

All damage must be reported to the owners as soon as possible. Accidental damage or breakages of a minor nature will not normally be charged for. However, the owner reserves the right to charge for non-trivial damage, losses or additional cleaning required however caused.

The owners reserve the right to have access to the accommodation at all reasonable times without permission. Prior notice will be given to guests whenever possible.

Mobile Phone reception is variable both inside the barn and also in the courtyard area, depending upon the service provider. We recommend WiFi calling where necessary.

Free WiFi is available but not 100% guaranteed.