

Group/wedding and single apartment Booking Terms and Conditions

The person whose name appears on the Booking Form agrees to take full responsibility for ensuring that all members of the party adhere to the Conditions of Let set out below.

In these Conditions of Let, "The Bringewood" refers to the Company that owns the property you are booking, "Property" refers to the apartment you are booking or the building of "The Bringewood" if booked for exclusive use:

Group bookings/weddings must pay the balance for the booking 90 prior your arrival (unless different terms are agreed with The Bringewood). You will receive an email reminder and payment can be made at any time on manage my stay or via your booking summary. If payment is not made in the agreed time scales your booking will be cancelled.

Single apartment's bookings are paid in full on booking. On booking The Bringewood you have agreed to take out cancellation/holiday insurance for your stay or event.

Cancellation:

Your deposit/confirmation payment is non-refundable. Should you cancel your booking with less than 12 weeks to the start date of your booking, your balance of payment remains payable and no refund will be available. Any liability arising from the cancellation of your holiday by the owners, for whatever reason, is strictly limited to the total sum paid to us by you. No other payment or compensation will be offered. If for any reason you find that you have to curtail your stay whilst with us, we are unable to offer a refund of payment

Cancellation by us

If our performance is hindered or prevented by a Force Majeure Event (please see definition below), we may, at our sole discretion, offer you:

alternative holiday dates, within the calendar year of your booking; or

such other remedy as we consider appropriate with regard to the circumstances.

In this contract, a Force Majeure Event means any of the following circumstances which may hinder or prevent the performance of the contract, including but not limited to:

acts of God, flood, drought, earthquake or other natural disasters;

epidemic or pandemic;

terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations;

nuclear, chemical or biological contamination or sonic boom;

any law or any action taken by a government or public authority, including without limitation imposing a restriction, prohibition, or failing to grant a necessary licence or consent;

collapse of buildings, fire, explosion or accident;

any labour or trade dispute, strikes, industrial action or lockouts;

non-performance by suppliers or subcontractors; and

interruption or failure of utility service

To safeguard against cancellation charges & other unforeseen eventualities on booking The Bringewood you have agreed to take out suitable **Cancellation Insurance/ Holiday Insurance** for your booking

The property must be used solely for the purpose of self-catering holiday accommodation and not for the purposes of parties, or for entertaining other visitors in the property, without the prior permission of The Bringewood.

Guests are responsible for shutting all exterior doors and appropriate windows, and securing the accommodation when absent or sleeping, and for minimising fire risk in the property at all times. Any losses suffered by The Bringewood by failure to adhere to these may be charged to the guest.

The maximum occupancy of The Bringewood is 28 persons. Toddlers who sleep in a cot are not counted towards this total. However, a full count of people must be agreed at the time of booking including toddlers. This is to ensure compliance with the fire safety regulations in the unlikely event of an emergency evacuation. If the maximum occupancy is exceeded The Bringewood reserves the right to consider the booking void and ask the party to leave at once without any recompense. The total number of day guests at the Bringewood must not exceed 28, if the happens without prior arrangements with The Bringewood will then charge of £85 per person, this will be charged to the person's named on the booking form.

Single booking apartments must not exceed the number booked if the occupancy is over the stated number The Bringewood reserves the right to consider the booking void and ask the guests to leave. If you have day guests without prior arrangements, then a charge of £85 person will be charged to the persons whose name is on the booking form. Weddings have one day which the 28 can be exceeded.

No other persons to reside at the property, other than those persons specified at the time of the booking (unless with the prior permission of The Bringewood). The Bringewood reserve the right to consider a booking void, if other persons are found to be staying in the accommodation without the prior permission of The Bringewood, or, if on arrival, the number in the party exceeds that as listed in the booking confirmation agreement, and the party will be asked to leave or, as applicable, will not be permitted to check in.

You cannot significantly change the makeup of the party during your stay in the Property. If you do so, we can refuse to hand over the Property to you, or can require you to leave it. We will treat any of these circumstances as a cancellation of the booking by you

No pets are allowed - Guide dogs are accepted.

No Smoking inside The Bringewood. If any guests smoke in areas within The Bringewood there will be a minimum charge of £1000 per room. No smoking in the hot tubs any damaged caused the lead guest will be charged for a hot tub replacement

You accept that the responsibility for personal property of guests occupying the accommodation is solely theirs. All vehicles are also left at the guests' risk. Guests agree to absolve The Bringewood of any responsibility for any accident or mishap to persons or property whilst on the premises or whilst engaged in any activity therein, or from any illness or injury arising from any causes whatsoever.

You agree to use the Property solely for its intended purpose as self-catering accommodation and to accept The Bringewood's right to refuse to hand over the Property to any person deemed unsuitable to take charge. Causing a nuisance or disturbance to neighbours or other guests, unreasonable behaviour or disrupting the running of the farm may result in The Bringewood requesting you to leave.

When using the communal areas (as single apartment bookings) please take into consideration other guests staying if other guests are disturbed by your activities in the communal area The Bringewood will request you to leave The Bringewood.

You agree to allow the Bringewood access to the Property at all reasonable times. We will only ever request access to the property in case of an emergency, e.g., a water leak.

We ask you to note any deficiency/damage with The Bringewood on arrival/checkin and contact us immediately. The client is liable for any damages or breakages which are caused to The Bringewood or its contents. Please report these as soon as possible. We reserve the right to charge you for the repair or making good of the damage and charge for replacing or damaged contents. Please respect The Bringewood and look after The Bringewood during your stay and leave the property clean and tidy

Please do inform us as soon as possible if you have a complaint with your accommodation or if you find that anything is faulty within the accommodation that needs our attention, so that we can assist and repair or make alternative arrangements. Due to the limited period of hire, it may not be possible to repair such items during the period of hire.

You must vacate the Property by 11am on your day of departure unless special arrangements have been made with The Bringewood. This is to allow us to prepare the Property for the next guests. Guest arrival time is from 3pm onwards.

All of our portable electrical appliances have been tested and approved within the terms of the new Fire Assessment Regulations. As the use of your own personal electrical equipment is out of our control it must be at your own personal risk. Any fire extinguishers which have been used during your stay (for a non-fire reason) a charge of £200 per fire extinguisher will be charged to the lead guest. All fire extinguishers are checked prior to arrival. Do not use fire extinguishers to prop open doors and keep fire exits clear (do not move furniture and block fire exits)

Do not leave fires unattended. Do not leave any outdoor floodlights on overnight, turn off when you go to bed.

In the event of a fire please evacuate to the assembly point. The lead guest is responsible for evacuating/safety of their guests from The Bringewood in the event of an emergency at The Bringewood during your stay. Make yourself and your guests aware of the assembly point and fire exits. You will receive fire plans and other information on booking and on arriving at The Bringewood. The lead guest is responsible for the safety of their guests at The Bringewood and must follow the fire plan and follow all terms and conditions, see manage my stay. Do not move furniture which blocks corridors or fire exits. Keep all entrances/exits clear.

The Bringewood has an AED for guests to use in an emergency please use the information at The Bringewood and in manage my stay to use the the AED. If the AED is used in a non-emergency, or damaged a charge of £1750 will be invoiced to the lead guest. If the pads are damaged or misused a charge of £250 will be made to the lead guest. The AED is available to anyone in the community and The Bringewood reserves the right to have access to the AED 24/7.

The Bringewood will charge the lead guest £50 if the BBQ has not been cleaned if you have used the BBQ during your stay. Please see information on manage my stay

You have read the terms and conditions and the terms and conditions for the hot tubs which makes the lead guest liable for any incidents and damage to The Bringewood. The Bringewood reserve the right to close the hot tubs if the T&Cs are not adhered to.

Go to your unique guest login page which has further information and the latest updates.