

# Chestnut Farm Holiday Cottages

Abel Lane, Uppertown, Bonsall, Cromford, Derbyshire DE4 2AW  
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## BOOKING CONDITIONS

- 1 'The property' (Chestnut House, Lime House, The Barn, Barn End or The Dairy, at Chestnut Farm) is offered for rental by 'the owner' (Mike and Jane Nutting), to the renter, 'the client', for the time it is to be occupied by the him/her, 'the rental period'.
- 2 To reserve the property the client should complete and sign the booking form, and return it to the owner together with payment of the initial deposit, an amount equal to 25% of the rent due, 'the rent'. Following receipt of the booking form and deposit, the owner will send confirmation/invoice. This is a formal acceptance of the booking.
- 3 The balance of the rent is payable so as to have been received and cashed by the owner not less than 8-weeks before the start of the rental period, 'the due date'. If payment is not received by the due date, the owner reserves the right to give notice in writing that the reservation is cancelled. The client will remain liable to pay the balance of the rent unless the owner is able to re-let the property. In this event, Clause 5 of these booking conditions will apply. Reservations made within 8-weeks of the start of the rental period require full payment at the time of booking.
- 4 The rent includes all electricity, gas, water and sewerage, bed linen and towels.
- 5 Subject to Clauses 2 and 3 above, in the event of a cancellation, refunds of amounts paid will be made if the owner is able to re-let the property, and any expenses or losses incurred in so doing will be deducted from the refundable amount. The client is strongly recommended to arrange a comprehensive travel insurance policy offering full cover for cancellation, the party's personal belongings, etc., since these are not covered by the owner's insurance.
- 6 The rental period shall commence at 3.00pm on the first day of the rental period and shall end at 10.00am on the last day. The owner shall not be obliged to offer the accommodation before the time stated and the client shall not be entitled to remain in occupation either before or after the times stated unless by prior arrangement with the owner.
- 7 The maximum number to reside in the property must not exceed the number as shown for each property in our brochure and shall not in any event exceed the number stated on the Booking Form. Unless specifically provided for in our brochure, no dogs shall be allowed into the property during the rental period. All of our properties are STRICTLY no smoking, as is the land which surrounds them.
- 8 The client agrees to be a considerate tenant and to take good care of the property and to leave it in a clean and tidy condition at the end of the rental period. Should the property not be left in a clean and tidy condition, the owner reserves the right to charge the client for the reasonable cost of providing for this on departure.
- 9 The client shall be liable to the owner for the cost of repairing any damage to the property, including, but not limited to, all internal aspects of the property, any or all of its contents (equipment, plant, machinery or appliances), its gardens, garden furniture and outbuildings, and the cost of repairing or replacing them.
- 9 The client shall report to the owner without delay any defects in the property or breakdown in the equipment, plant, machinery or appliances in the property or garden and arrangements for repair and/or replacement will be made as soon as practicable.
- 10 The owner shall not be liable to the client for:
  - any temporary defect or stoppage in the supply of public services to the property, not in respect of any equipment, plant, machinery or appliance in the property or garden;
  - any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the owner;
  - any loss, damage or inconvenience caused to or suffered by the client if the property shall be destroyed or substantially damaged before the start of the rental period and in any such event, the owner shall within seven days of notification to the client, refund to the client all such sums previously paid in respect of the rental period.
- 11 Under no circumstances shall the owner's liability to the client exceed the amount paid to the owner for the rental period.

This contract shall be governed by English law in every particular, including formation and interpretation, and shall be deemed to have been made in England.

Any proceedings arising out of or in connection with this contract may be brought in any competent jurisdiction in England