



2023 Warren Farm Information Sheet - Field 3 Seasonal Hardstanding

PARK OPENS 24th MARCH and CLOSSES 29th OCTOBER.

2023 PITCH PRICE Fees £2280.00 (Including VAT)

Welcome to another season at Warren Farm. Pitch fees are reviewed annually and adjusted according to the general index of retail prices, changes in operating costs and park improvements. **Full** payment is due by **12th March** to secure your pitch for the coming season. Payment can be made by credit/debit card over the phone, or via your online account on our website. Alternatively, please call in to Reception to pay by cash, card or cheque. Cheques posted to us should be made payable to **Warren Farm Holiday Centre Ltd. If you do not require your pitch please inform Reception immediately.** We reserve the right to levy a surcharge on late payments. We want you to enjoy your season but ask you to observe the following conditions, which are for the safety and benefit of others and good management of the park.

FIRE REGULATIONS. All caravans must be fitted with a dry powder fire extinguisher 1kg in weight, a smoke alarm and carbon monoxide detector. Gas appliances **must** be serviced regularly in accordance with 'gas safe' regulations. Please do not store any items under the caravan as this increases fire risk. Customers must not erect any structure to obstruct the fire break between caravans. Fire protection around the park is a combination of hose reels and water extinguishers. **Please note the location of your nearest fire point in case of emergency.**

GENERAL SAFETY. Please leave a spare key to your caravan at Reception in case of emergencies. Due to public access, all roadways around the park are subject to the road traffic act and the same laws are applicable. Due to the nature of the Somerset levels there are drainage ditches and areas of open water around the park and farm walk, young children must be supervised at all times in these areas. Chinese lanterns, fireworks, BB guns and drones can be dangerous on site and in the countryside generally and are therefore not allowed to be used on the park. We recommend the gas and electric supply is turned off between stays.

SELLING OF CARAVANS. Due to a seasonal pitch waiting list, tourers cannot be sold on site with the pitch, but must come off site and either be sold to Warren Farm or taken home. Part year site rents are refundable. Any unauthorised changes of ownership will breach your contract with Warren Farm.

INSURANCE. All caravans and property must be fully insured by the caravan owner at all times while on the park. Please call in to Reception for advice on recommended insurance companies. Touring caravans must not be anchored down so they are freely moveable at all times. All persons staying on or visiting the park use the facilities provided entirely at their own risk, Warren Farm cannot accept any liability for loss, damage or accident to persons or property.

OCCUPANCY. The length of season is detailed above and caravans may only be occupied for holidays between these dates. You can visit the caravan in the closed season but may not stay overnight. Caravans can be used by friends or relatives but may not be sub-let on a commercial basis. No teenagers are allowed on the park without suitable adult supervision. Please ensure anyone using the caravan is aware of these park rules and conditions. The park is for holiday use only, no business activities or working from the park is allowed. Commercial vehicles and vans are not permitted on the park.

CONDITION OF CARAVANS. Caravans must be kept clean, tidy and in a good state of repair. The locks, hitch, stabilisers and tyres maintained to a towing condition in case the caravan needs to be moved in an emergency. When replacing your caravan, you must check with Reception that the **size, age and make** is acceptable before purchase. Pitches are not suitable for continental caravans with the main door on the off side.

GENERAL CONDUCT. Please respect other people on and around the park, keeping noise to a minimum especially after 10pm. Disorderly conduct will not be tolerated. Children must be accompanied by a suitable adult on the park and supervised at all times in licensed premises and around open water. All our shops and bars operate the **Under 25 policy.**

DOGS. Please ensure pets are kept on a lead in all areas except the designated dog exercise fields. Please do not leave pets unattended, and clear up any fouling immediately. The management reserves the right to refuse admission or eject from the park any dog which it considers inappropriate as a family pet or a danger or annoyance to others.

SECURITY. All caravans will be numbered by Warren Farm for identification purposes. It is essential to fit a hitch lock or wheel clamp to your caravan while on site for insurance cover. If a caravan is taken off its pitch for any reason, please inform Reception before it leaves. Please help prevent theft from caravans by removing valuable items when the caravan is unoccupied. For night time assistance, please call or text our night warden on **07818 282950.**

PARK APPEARANCE. Items stored around and under the caravan makes grass cutting difficult and the park look untidy. Therefore when caravans are not in use all items must be taken home or stored inside the caravan or storage box. Bikes can be stored at owners risk in the covered bike compound while the park is open but must be removed for the Winter period. No permanent skirting is allowed around the base of caravans. Fences, clothes lines and tents are not permitted. Gas bottles must be stored inside the gas locker box. Wind breaks and dog pens must not be left up when caravans are unoccupied and always removed for grass cutting.

CONTINUED OVERLEAF

AWNINGS. We strongly advise that awnings are taken down when your caravan is not in use due to possible damage from high winds. Customers may use their discretion and leave awnings up at their own risk provided the grass is regularly cut around the edges and guide ropes. If your awning is damaged we will contact you to come down immediately to take it down. Please take care not to damage the rubber surface with large pegs, anchors or by driving on it. There have been some issues with a light oily residue coming off the rubber surface, please be careful when walking from the rubber to groundsheets and carpets. Cars must be parked on the off side of the caravan and not on the rubber awning surface or in front of the caravan. Only one awning is allowed per caravan.

STORAGE BOXES. We allow one storage box **or** one bike cave on each pitch. For park appearance we only allow the Trimetals Stowaway boxes in olive and moorland green H113cm x W138cm x D89cm. They are available from reception in flat pack form. Bike caves must be in green canvas H160cm x W180cm x D80cm. Where possible storage must be positioned at the rear of your caravan, any pitches with insufficient space must liaise with park management for a suitable position. Boxes must be placed directly on the grass, no concrete slabs or gravel is allowed and customers must trim the grass around them regularly, Warren Farm will not be liable for any damage from grass cutting equipment. White goods are not permitted in storage boxes. **No other size or type of box, bike cave, or trailer will be accepted and customers will be asked to remove any other forms of storage.**

REFUSE DISPOSAL. The dustbins provided are for household and domestic waste only. White goods and large items must not be left in our refuse compounds and either taken to a recycling centre or arrangements made with Reception for chargeable collection. Any garden waste can be placed in a black bag and left next to the bins but not in them. Please do not leave refuse sacks outside your caravan for seagulls to break open.

BALL GAMES. Due to damage to caravans, no ball games are allowed on the park. Please use the games field provided.

ELECTRIC. Each pitch has a 16amp smart meter. Credit can be added to your smartcard at Reception as necessary through the season. Always keep your card in credit for emergencies. Replacement cards are chargeable. Generators may not be used at any time.

WINTER STORAGE. Caravans are left on pitch for Winter storage for £115.00 including VAT. Please pay on or before your final visit. If you do not require storage please inform Reception before you take your caravan away and confirm if you require your pitch for next year. If you need to collect your caravan through the Winter please give us due notice so it can be de-sited and put on a car park ready to pick up. Make sure hitch locks and wheel clamps are properly secured at all times. Caravans must be packed down in case it needs to be temporarily moved for ground works.

EXTRA SERVICES. The following services are available for an extra charge: The disposal of white goods, replacement electric smart cards, towing, relocating or levelling up caravans, moving storage boxes. Further details available from Reception.

The above conditions form part of your contract with Warren Farm, in the event of any serious breach of these conditions, Warren Farm reserves the right to terminate the use of a season pitch.

We wish you a very pleasant season at Warren Farm.