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2024 Warren Farm Information Sheet - Static Park

PARK OPENS 27th MARCH AND CLOSES 3rd NOVEMBER.

2024 PITCH PRICE Fees £3084.00 (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 **17th 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**. 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 two carbon monoxide detectors. Gas appliances **must** be serviced regularly in accordance with 'gas safe' regulations. Gas bottles must be outside with the turn off valve accessible for emergencies, please keep a spare full bottle to prevent deliveries after 5pm. We recommend using the 19kg size bottles, the larger 47kg are unsightly, awkward to deliver and therefore not permitted. A maximum of two bottles should be stored outside each caravan for fire safety and insurance conditions. New style gas regulators and change-over valves may need to be attached to the outside of the caravan. Please do not use the concrete base underneath the caravan as a storage area as this can increase fire risk. 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. 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 all services to the caravan are turned off between stays.

LICENCE AGREEMENTS. When a caravan is purchased or transferred, owners must sign a new licence/purchase agreement with the management to legally protect both parties. All caravan purchases will be subject to a contract and all agreements will terminate twenty years from the date of manufacture of the caravan. Televisions are covered by your home licence, unless both televisions are being used at the same time.

SELLING OF CARAVANS. Caravans are normally bought back by Warren Farm and must be offered to the park management first. If an agreeable price cannot be negotiated, private sales **must** be arranged through the park management so prospective owners can be approved. New purchase/license agreements must be signed and the **10%** commission paid by the new owners, before transactions are completed. Private sales must transfer current gas service certificates. Caravans 15 years old and over cannot be gifted or sold privately on site. 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. You may use any insurance company, but our preferred provider is caravan specialist 'Leisuredays' who may contact you directly to discuss your cover. 'Leisuredays' keep a register of caravans covered for us. If customers use alternative insurers, proof of cover may be required. It is essential your caravan is securely anchored to the concrete base, storm damage insurance may be void if anchoring ties are corroded. 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 OF CARAVANS. For safety reasons the caravan must not be occupied by more people than the number of berths. The length of the season is detailed above and the caravan may only be occupied for holidays between these dates. You can visit the caravan in the closed season but may not stay overnight. Our site licence, issued by the local authority, states that all caravans are for holiday and recreational use only and must not be your sole or permanent residence. All owners must have an alternative permanent residential address to which all correspondence relating to the caravan will be sent. Caravan owners are not permitted to pay Council Tax to The District Council or be entered on the electoral role at the caravan address. The park is strictly for holiday use only, no business activities or working from the park is allowed. Commercial vehicles and vans are not permitted on the park.

LETTING. 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.

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 contravenes the dangerous dog act or it considers inappropriate as a family pet or a danger or annoyance to others.

SECURITY. 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**.

CONTINUED OVERLEAF

PARK APPEARANCE. Caravans and the surrounding area must be kept clean, tidy and in a good state of repair. 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 stored inside the caravan or storage boxes. 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. Fences, ground decking, clothes lines, tents and enclosed gazebos are not permitted. Wind breaks and dog pens should not obstruct access for neighbours and must be removed for grass cutting and when caravans are unoccupied.

STORAGE BOXES. For park appearance we now only allow owners to purchase the Trimetals Stowaway storage boxes. As old boxes are replaced a maximum of two Stowaway boxes in olive and moorland green H113cm x W138cm x D89cm can be used. They are available from reception in flat pack form. **No other size or type of box, bike cave, trailer or shed will be accepted**. Boxes must be positioned either at the back or along the door side of the caravan to ensure access is not restricted or neighbours obstructed. White goods are not permitted in storage boxes. District Council regulations are insisting all existing wooden and plastic boxes are phased out.

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 bins but not in them. Please do not leave refuse sacks outside your caravan for seagulls to break open.

STEPS AND VERANDAS. As steps and verandas are replaced, non-combustible materials must be used. Due to fire regulations and emergency access, verandas must not exceed 1.2 meters in width and are only permitted along the length of the caravan and can not be extended around the front or back. District Council regulations are insisting all existing wooden verandas are phased out. Plastic skirts around the base of the caravan are not recommended as the enclosed area is very dangerous for gas leaks, hinders access for draining down, may be damaged by strimming and encourages vermin in Winter. Panels must match the colour of the caravan and have adequate ventilation and access to plumbing in accordance with 'gas safe' regulations. Please note they can become brittle so no liability will be accepted by Warren Farm for damage.

CAR PARKS. Please use the car parks in wet conditions to protect the grass. Parking by some pitches restricts access to other caravans, these pitches plus all visitors must use the car parks at all times. If you park along the road edge, please ensure other traffic can pass without having to drive on the grass the far side. When visiting during the closed season, please do not drive on the grass at any time.

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

ELECTRICITY. Each caravan has a 20amp metered supply which will be billed to you in November with the availability charge. Most electrical appliances may be used except for cookers and showers. Please leave the outside plug connected to the supply box socket to avoid corrosion. Generators may not be used at any time.

WINTER DRAIN DOWN. It is essential to drain your caravan at the end of the season to avoid frost damage. We offer a draining down service for £85.00 including VAT which consists of a full drain down in November plus reconnecting and testing the following March. Please inform Reception **before the end of every season** if you require this service. Please note this service does not include any routine maintenance or replacement of parts that have become defective through general use. Warren Farm is not responsible for any frost damage caused after customers have turned on their own stopcock before our opening date. With periodic use it is important to purge water thoroughly before use to prevent any build up of legionella bacteria.

EXTRA SERVICES. The following services are available for an extra charge: The disposal of white goods, relocating storage boxes and metal verandas, replacing ground anchors and tie down straps. Further details available from Reception.

DEVELOPMENT. The management reserves the right to temporarily move a caravan to allow access for re-siting units on adjacent pitches in some inaccessible locations around the park. This is a rare occurrence and the management will liaise with customers to cause minimal disruption. Warren Farm is committed to long term improvements to the park to give customers much larger pitches with better spacing, access and landscaping in the future. This will involve some pitches being relocated to Sunnyside in years to come and a gradual redevelopment of the existing areas.

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

We wish you a very pleasant season at Warren Farm.