

## 2019 Warren Farm Information Sheet - Fields 1-4 Seasonal Touring

**PARK OPENS 29th MARCH AND CLOSSES 3rd NOVEMBER.**

**2019 PITCH FEES Rent £1175.00 + Rates £150.00 + VAT £265.00 = £1590.00**

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 **10th 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 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.

**CARAVAN SAFETY.** 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 in accordance with 'gas safe' regulations. It is advisable to leave a spare key at Reception in case of emergencies. **Chinese Lanterns, Fireworks, BB guns and Unlicensed motor vehicles** can be dangerous on site and in the countryside generally and are therefore not allowed to be used on the park. Fire protection around the park consists of 30 metre hose reels servicing some areas and 2 x 9 litre water extinguisher stations in other areas. **Please note the location of your nearest fire point in case of emergency.** Customers must not erect any structure to obstruct the fire break between caravans.

**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. 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.** 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.

**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.

**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. All our shops and bars operate the **Under 25 policy**. Children must be supervised by a suitable adult in licensed premises.

**DOGS.** All dogs must be kept on a lead and not allowed to foul the park or annoy others. Please use the exercise areas provided and put dog waste in the red bins. Please do not leave pets unattended. 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 the outside of the caravan makes grass cutting difficult and the park look untidy. Therefore when caravans are not in use all items, including solar lights, bikes and furniture etc. must be taken home or stored inside the caravan or bike cave. Wind breaks should only be used whilst sitting out or sun bathing and not left up preventing access between caravans. Storage boxes are not permitted but one green canvas bike cave may be left up for the season and used for additional storage. Bike caves must be the approved size and attached to the rear of the caravan. Any pitches with insufficient space behind the caravan must liaise with park management for a suitable position. Customers must trim the grass around them regularly, Warren Farm will not be liable for any damage to bike caves from grass cutting equipment. Please do not leave refuse bags outside for seagulls to break open.

**AWNINGS.** Awnings and skirting **must** be taken down when caravans are not in use to preserve the grass outside each caravan, and only one awning is allowed per caravan. Plastic groundsheets will kill the grass very quickly leaving bare patches or mud in wet weather, therefore we recommend you roll back your groundsheet daily to allow light to the grass.

**CONDITION OF CARAVANS.** Caravans must be kept clean, tidy and in a good state of repair. 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.

**CLOTHES LINES.** No clothes lines are allowed, only window racks are accepted.

**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 16 amp smart meter. Credit can be added to your smartcard at Reception as necessary through the season at 18 pence per unit including VAT. Always keep your card in credit for emergencies. Replacement cards are chargeable.

CONTINUED OVERLEAF

**WINTER STORAGE.** Caravans are left on their pitch for Winter storage. The fee of £105.00 including VAT is still applicable as customers have the option to take their caravans home to use during the Winter period. Please call in to Reception to pay on or before your final visit. If you do not require storage, please call in to Reception and confirm your pitch for next year. Caravans may not be occupied during the Winter period under any circumstances.

**DEVELOPMENT.** Warren Farm is committed to long term improvements to the park to give customers hardstanding 'super pitches' with improved access, spacing, drainage and landscaping for the future. This will involve the gradual relocation of some pitches.

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.*