

Ford Wetley Cottage
Ford, Leek, Staffordshire, ST13 7RP
Tel: 01538 304561

Terms & Conditions of Hire

1. The hiring contract shall be made between the owners and the hirer(s) for the period stated on the booking form, and shall be subject to these terms and conditions. The letting of the cottage is on the basis that it will be used solely for holiday occupation by the hirers.
2. Bookings will be confirmed upon clearance of the non refundable deposit (50% of holiday cost) which must be accompanied by a signed booking form. In the event of two or more deposits and booking forms being received for the same letting period the owners will deal with the bookings on a 'first come first served' basis and undertake to return forthwith in full the deposit paid by any unsuccessful applicant.
3. If a booking is made less than eight weeks before the commencement of the rental period the signed booking form must be accompanied by the full rental payment for the hire period.
4. The balance of payment is due eight weeks prior to the commencement of the hire period.
5. The hire period starts at 15.00 on the day of arrival and the property must be vacated by 10.00 on day of departure.
6. In the event of the hirer having failed to pay the full balance of the rent for the hire period eight weeks prior to the commencement date of the hire period, the owners reserve the right to cancel the booking and re-let the cottage. In such circumstances the owners shall be entitled to retain the deposit paid.
7. The deposit is non refundable but could be transferred to a different period, if done so before 12 weeks of the start of your hire period. The hirer will be liable for the difference in cost of the new period. We will not transfer any bookings made for the Christmas & New Year weeks.
8. Once a Confirmation of Booking has been issued by the owners the hirer is responsible for the total agreed rental of the property as shown in the Confirmation of Booking.
9. In no circumstances must the party size as stated on the booking form be exceeded without the owners' express written permission. The owners reserve the right to refuse admittance if this condition is not observed and also reserve the right (and at their sole discretion) to refuse or revoke any booking from a party who in the opinion of the owners may be unsuitable with no refund.
10. Part type. Group, organisation, charitable institutions & multi-accommodation bookings. If your party includes un-related members from an organisation or has been funded/organised on behalf of a third party such as a local authority, charitable, religious or NHS trust, we need the following information before you book: the full name of the organisation supporting or funding your booking. The name and contact details for the person responsible for (and accompanying) the party during the holiday. Should you arrive at the property with such a group without notifying us of the required details, we have the right to refuse to hand over the accommodation to you. A security deposit will be required by such groups. No 'care' groups accepted.
11. Single sex groups will be required to pay a cash deposit on arrival. This will be refunded 10 days after departure.

12. Pets. The owners will accept up to 2 well behaved dogs, with an extra charge of £30. You must tell us that you are bringing your dog when you make your booking. You must bring your dog basket(s) with you and make ensure that your dog does not lie on the bedding or chairs and dogs are not allowed in the bedrooms at any time. Dogs must not be left unattended in the property or elsewhere in the grounds. Puppies under 1 year are not accepted. The cottage is surrounded by farm animals, so dogs to be kept on leads around animals at all times. In the interest of visitors safety, and following government legislation we are sorry that we are unable to accept the following types of dog; American Pit Bull Terrier, Japanese Tosa, Fila Brasileiro and Dogo Argentino even where these types of dogs are muzzled as required by government legislation.
13. Assistance Dogs. Registered assistance dogs will be accepted free of charge, with use only of the downstairs bedroom.
14. The use of the accommodation and amenities is entirely at the hirer's risk and the owners accept no responsibility whatsoever for injury, loss or damage to the hirer and/or any member of the hirer's party or to any vehicle or its contents whilst on the premises.
15. Your Vehicle(s) and their accessories and contents are left entirely at your risk. The owners will not be responsible for any loss or damage from or to any vehicle from any cause whatsoever other than in the case of the owner the negligence of him/herself or his/her employees.
16. Bikes and other equipment, such as pushchairs, canoes etc can be stored in an outbuilding but entirely at the hirers risk. The owner accepts no responsibility to loss or damage of such items. This must be arranged in advance.
17. The hirer is responsible for the property and is expected to take reasonable care of it. All equipment, utensils, carpets and furnishings must be left clean and the property must be left clean and tidy at the end of the hire period. All damages and breakages are the legal responsibility of the hirer and their costs to be paid for. (although the owners would not normally charge for de minimis breakages).
18. The owners accept no responsibility for the hirers being unable to take up or to complete their booking by reason of sickness, adverse weather conditions, or any other cause whatsoever. The hirers are advised to cover these risks by appropriate holiday insurance.
19. Force majeure. The owners cannot except any responsibility or pay compensation where the performance or prompt performance of our contract with you is prevented or affected by reason of circumstances which amount to "Force Majeure". Circumstances amounting to "Force Majeure" include any event which we could not, even with all due care, foresee or avoid. Such circumstances include the destruction or damage of the property (which can not reasonable be remedied to a satisfactory slandered before the start of your holiday) through fire, flood, explosion, storm or other weather damage, break-in, criminal damage or any similar event beyond our control.