The Sidings Holiday Cottages
Booking Terms and Conditions

Please do read our booking terms and conditions carefully before booking, as these booking conditions shall be deemed to have been accepted by you when you complete and sign the booking form.

The contract
The contract entered into is between the owner of the holiday accommodation and the holiday maker (The Hirer). The contract is only effective once the completed booking form and required payment has been received and written confirmation has been sent to the Hirer. The contract is subject to English Law.

Booking
If reservations are made more than eight weeks before the holiday start date, a deposit of one third of the total rental cost is payable. The outstanding balance should be paid six weeks before the holiday start date (no reminder is sent).
Alternatively, if the booking is made less than eight weeks before the holiday start date, the entire holiday cost should be paid with the completed booking form.
Failure to make full payment at the appropriate time may result in the cancellation of the booking and the forfeiture of the deposit.

Breakages Deposit
For all cottages a £100 breakages deposit cheque is required at the time of final payment. The cheque will not be cashed and will be destroyed (or returned) at the end of the holiday, but will be kept if the cottage is not left in the clean and tidy condition
in which it was found, or to cover the cost of any damage to the property or contents.

Return of Personal Belongings
In the event of any items being left in the property, we will collect, pack and post the items back to you for a minimum charge of £12.00

Cancellation
The Hirer is advised to arrange holiday insurance to give protection in the event that the Hirer is unable, for any reason, to take up the holiday accommodation at the agreed time. The Hirer should notify us of any cancellation immediately. For any cancellation before the arrival date, not only will the deposit be forfeited but also the balance of the holiday will be payable by the Hirer. If the property can be re-let then an appropriate refund will be made, but the deposit is always non-refundable.

Booking Alteration
Rarely, for reasons beyond our control we have to cancel or alter arrangements made for the Hirer – in this event we will contact you as soon as possible to endeavour to find alternative accommodation, or offer a full refund of monies paid to date. We will not accept consequential damages and liability is limited to a full refund of monies paid.

Complaints Procedure
In the unlikely event of a problem, all complaints must be received before the end of the holiday rental to enable any issues to be resolved. Please note that no correspondence can be entered into concerning complaints made upon departure or after your return home.

Liability
We accept no responsibility for any damage or injury caused by use of the accommodation and any amenities and such use
is at the Hirer's own risk. The details in the brochure may be subject to change in the future. The information given in the brochure and on our website is believed to be correct and true at the time of going to press.

Occupancy
It is not permitted to exceed the maximum occupancy for each cottage, unless prior agreement has been given.

Non Smoking
Smoking is not permitted inside any of our properties.

Dog
One or two well-behaved dogs may be allowed by specific arrangement to stay. An additional charge of £15 per dog per week is made to cover any extra cleaning costs. Dogs are not permitted upstairs or on the beds in any of the properties.

Bed Linen and Towels
Bed linen and towels are now provided in all of our properties. Towels must remain inside the property and should not be used as beach towels.

Arrivals and Departures
Cottages will be available after 3pm on day of arrival and must be vacated by 10am on day of departure. The cottage must be left in the clean and tidy condition in which it was found, locked and the keys must be returned through the letter box on departure