

# **Setcops Farm Holiday Cottages**

## **Self Catering Accommodation**

Setcops Farm, Cross Lane, North Kelsey  
Market Rasen, LN7 6JT

Office 01652 679121 - Mobile 07967 587484

For availability please contact Eleanor Rossington either by phone or email  
enquiries@setcopsfarm.co.uk



### **Terms and Conditions**

#### **General :**

Please note that our cottages are non-smoking and we are unable to take pets.

On site parking is available for our guests, however, Setcops Farm Ltd do not accept any liability for damage or loss to your vehicle whilst on the premises.

Your children remain your responsibility at all times.

#### **Care of the Property :**

The holiday maker / tenant agrees to take all reasonable and proper care of the property and its furniture, pictures, fittings and effects and to leave them in the same state of repair and in the same clean and tidy condition at the end of the rental period as at the beginning.

All damages and breakages to the property of Setcops Farm Ltd must be paid for in full and any excessive cleaning required will be charged for. A refundable damage deposit of £50.00 is requested before occupancy.

Reasonable access to the property is to be allowed to the owner if necessary.

Should guests vacate the property leaving their belongings behind a flat storage rate of £150 per cottage applies and if the items are not collected within two months the items will be disposed of.

#### **Reservations :**

A 50% payment is required to secure any bookings and final payment is due in full four weeks prior to your stay. We accept payment by cheque and online bank transfer, receipt of payments and confirmation of bookings are sent by email.

Bookings made within four weeks of the start of the occupancy require payment in full at the time of the booking, or if last minute cash upon arrival is required before your keys are supplied.

#### **Cancellation :**

If the guest cancels a booking with more than 8 weeks notice the deposit is returned, with less than 8 weeks notice a 50% cancellation fee of the deposit amount is charged. If the guest cancels with less than 4 weeks notice the deposit is not refunded. If the guest has paid the full balance, they will receive a full refund of the total cost if they cancel with more than 8 weeks before the start of the booking. If the guest has paid the full balance and cancels the booking with less than 8 weeks notice but more than 4 weeks notice they will receive a 50% refund and with less than four weeks notice unfortunately no refund is given. We will endeavour to rearrange your booking date first if possible.

#### **Force Majeure :**

Compensation payments will not apply where the owners cannot fulfil our obligations to hirers due to circumstances beyond our control. This would mean any event we cannot foresee with

**all due care for example, natural or nuclear disaster, fire epidemic, health risk, adverse weather conditions or similar factors beyond our control.**

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