

Terms and conditions (1st -October 2009 - 30th September 2010)

Security of the site is our first concern, the rules are to make it secure, your co-operation will keep it secure

The objective of the CCTV is to guard against the theft of your caravan/Motorhome.

1. All caravans must be fully insured for third party liability, please forward a copy of your renewal.
2. The Site owners accept no responsibility for any damage whatsoever incurred by any event whilst parked on the site.
3. All caravans/motorhomes etc should be checked on a regular basis, therefore a visit at least once a month is recommended to check its status.
4. All caravans are to be parked correctly, please do not obstruct your neighbour's access. If you are not competent at manoeuvring you ought to have someone with you to help.
5. Access is by use of one key, which is securely coded and cannot be cut, plus an electronic access card, this is fully programmable and can be deleted from the system in the event of theft, loss or non payment etc.
6. Access is allowed 365 days a year. For security reasons we must insist on being notified at least **1 day/24 hrs prior** to you requiring access to the site. (In the event of you then not visiting the site, this is not a problem).
7. 'Free for all' visiting is not allowed. I cannot monitor the storage facility if you are not prepared to co-operate.
8. Telephone calls during normal office hours only please, 9am – 6pm (this is 70 hours per week) !!!! ie. not 11pm, 1 am etc..... I am NOT available 24 hours a day
9. **Movement cards** IN/OUT as issued **are to be left** confirming your pitch is full/empty as per your previous telephone call or text message. These are very important as part of the security procedure, please ensure they are used.
10. Access is allowed:- 1st April to 31st October 7am – 9pm, 1st November to 31st March 9am – 5 pm. The electronic access control system automatically locks the gates. NB This cannot be over-riden, you cannot get in early and you WILL be locked in if you are late!!!
11. The padlocking of the main gate is entirely the responsibility of each plot (key) holder, please ensure the gate is padlocked securely both when you enter and exit the site - immediately behind you! Do not go to your pitch first! There are two padlocks, one on the gate and one on a separate chain – secure them **BOTH** fully. The electronic locks are automatic.
12. To ensure the security of the site do **not allow anyone either in or out** with you. If they have authority to be there, they too will have a key and a functioning access card.
13. If a key or access card is lost/stolen your deposit is forfeited and you will be required to pay it again for a replacement. It is important that the key and card are kept separately.
14. A small shop is now available (for storers only) which offers a limited number of accessories, gas, toilet fluid, water containers, security products etc... This is not manned on a regular basis, if you require items they will be placed at your pitch on a trust basis if sufficient notice is given, payments to be put through the shop letterbox.
15. It is essential that we are notified of any changes immediately, i.e. change of towing vehicle, address, telephone number, caravan ... etc....
16. The site has its own post box; please forward any correspondence to the above address.
17. When your Insurance is renewed please forward a copy to us immediately.
18. In the event of you wishing to give notice on your caravan pitch, we will require one month's notice in writing and immediate return of your key and access card on the day of leaving.
19. We reserve the right to give you immediate notice to vacate your pitch and return your key and access card without reason at any time.
20. We operate a **NO REFUND** policy. Refunds will not be given at any point, for any reason, on any period of storage already paid for, i.e. you change your mind, you sell your van/motorhome etc... Please do not ask, as we do not wish to offend by refusing.
21. It may occasionally be necessary to move you to a different pitch, this will be one of equal value, the change may be temporary or permanent and is at the discretion of the Site Owner.
22. In the event that you encounter a problem i.e. get locked in, unable to use access card or key etc.... and require assistance a call out charge of £40 is payable if your request can be accommodated. Please do not expect an immediate response.
23. All gas bottles should ideally be removed from the caravan and no other noxious, dangerous, hazardous or explosive goods are permitted.
24. By entering into this agreement the Plot (key) holder warrants that he/she has both ownership and legal title in the stored goods.
25. The Site Owners exclude all liability caused by vermin infestation.
26. Dogs are accepted, but please keep them under control and **clean up after them**.
27. Please remove all of your litter (including dog waste) when you leave, there is no refuse collection.
28. No trading is permitted from the site.
29. Caravans/motorhomes offered for sale whilst on the site, must be removed for viewing as it compromises security if strangers are invited onto site.
30. In the event of you selling your caravan/motorhome the title of the pitch does not automatically transfer to the new owners. The key and access card are not to be passed on. A new contract must be signed first and they are to be met in the same fashion as you were originally.
31. All renewals must be paid in full prior to 1st October. Reminders are issued in August/September.
32. Any caravans on site whose pitch becomes overdue for payment will have their access card blocked. A charge of £25 will be payable for re-instatement with the required annual storage fee or a 10% charge if vacating. Once payment has cleared then the card will be unblocked. In the event of no payment within 14 days of the due date a **Legal Lien** will be attached to the caravan/motorhome, and will remain in force until the arrears are settled in full or the **lien** is otherwise discharged. In the event of a negative response to notification of the **lien**, legal action will be taken to sell the caravan via **The Torts Interference with Goods Act 1977**. The outstanding arrears will be deducted from the proceeds of the sale less any costs. Any remaining balance will be retained to await your collection. The Proprietor warrants that he/she will seek to obtain the best price available on current market values.