

MOON & SIXPENCE Ltd

Holiday Homes in Coastal Suffolk since 1965

NEWBOURN ROAD, WALDRINGFIELD, WOODBRIDGE, SUFFOLK, IP12 4PP

Tel: 01473 736650 Web: www.moonandsixpence.co.uk email: info@moonandsixpence.co.uk

VAT Regn. No: 571 4763 27 Co. Regn. No: 2685288 (England) Directors: James & Peter Little

To help you, we give below some helpful guidelines and conditions:

These are for the general benefit of everyone staying at, or visiting the Park, and should be strictly adhered to by anyone entering the properties. In the conditions, Owner relates to the Park Owners, or their authorised agents; occupier to the person owning a holiday caravan, holiday lodge or motorised caravan (a unit) at the park. Offenders will be required to comply or leave without redress.

1. Only units i.e. motorised caravans and caravans of proprietary manufacture and which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968, Mobile Home Act 1975 and comply to current British Standards are accepted. Touring Caravans and Motorised Caravans must not be stationed between caravan Holiday Homes.
2. Units must be kept in sound and clean condition. Decoration and external colour must be maintained to a reasonable standard. Wheels should not be removed, nor the unit re-positioned without permission. No external alteration of, or addition to the unit or pitch is permitted without the prior approval of the Owner.
3. Occupiers are responsible for the cleanliness of the pitch and any infestation, pestilence or vermin at and within their holiday caravan/lodge. They must also keep the area underneath the unit clear. Any garden areas, where permitted, must be kept neat and tidy. Any excess garden, lawn and/or bedding matter either taken to the local authority tip or deposited in a Moon & Sixpence trailer placed in position for that purpose. Littering is unacceptable.
4. The Occupier should not permit waste water to be discharged upon the ground. The use of hoses is forbidden, except in the case of fire.
5. Occupiers are responsible that all household refuse is deposited in approved containers which must not be overfilled.
6. The caravan/lodge may only be used for holiday purposes by the occupiers and members of their permanent household, immediate family and bona fide guests, the latter staying no more than 5 days only and in any event, including day visitors, for the occupation by such number of persons as shall not exceed the manufacturers specified number of berths on the strict understanding of accepting and being fully compliant with Moon and Sixpence Conditions. Subletting is not permitted.
7. Any form of noise including the human voice, yapping and/or barking dogs, musical instruments, CD players or similar, radios, TV's, other appliances, motor vehicles, motor cycles etc. must not be allowed to cause nuisance to others, especially between the hours of 9.00pm and 8.00am.
8. Occupiers are responsible for ensuring both electrical and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate authorities. All units must be properly earthed. Apart from one gas cylinder for barbeques and where fitted, the twin cylinder gas installation, no other gas cylinders are permitted.
9. On the Holiday Park, the electricity service is intended as a lighting circuit and for TV's, fridges, microwaves and other low wattage appliances, maximum load 6.0 amps. New lodges supplied after 1st April 2007 vary between 10 and 20 AMP. Voltage and regularity of supply is not guaranteed.
10. Please drive all vehicles carefully on the Park not exceeding the speed limits of 15 mph. Vehicles should be kept to authorised parking spaces and to the roads which must not be obstructed. Vehicles must be taxed and insured as required by law, and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park. The parking of commercial vehicles is forbidden. Up to two cars may be parked between adjacent caravans provided that the door to the caravan is not obstructed. Visitor's cars may only be parked at the designated car parking, and not parked along internal roads, driveways and verges.
11. Boats, storage sheds, fences or other structures are not permitted, without written approval of the Owner.
12. The planting of trees and shrubs is subject to the Owners prior written approval of types and position. Trees and shrubs may not be cut down, removed or damaged. Any form of vandalism is unacceptable.
13. Washing lines are not permitted. Washing in the open may only be hung in permitted areas.
14. Pets, where permitted at the Owners discretion, must be kept under proper control and not allowed to despoil the Park. Dogs must be kept on a lead within the holiday home & touring areas, and positively neither allowed to foul these areas, nor intrude nor disturb the tranquil ambiance.

15. The Occupier is responsible for the conduct of children in his/her custody and of visitors. Please ensure they all respect the privacy and tranquillity of all others at all times. It is essential children are never without proper, responsible parental or guardian supervision. Ball games, cycling & any other activities likely to disturb others are not permitted within the holiday home and touring site areas. It is essential children have competent adult supervision especially whilst in the immediate area of lake, beach and/or play areas. **Fundamentally, the lake is ornamental. No paddle boards, boats, dinghies, swimming. No access beyond the island. Life jackets must be worn at all times whenever in or on the lake.**

16. It is forbidden to carry offensive weapons, or other objects likely to give offence on the Park, or to interfere with, or disturb any flora or fauna on the Park.

17. Everyone using the Park is required to comply with regulations of the site licence or any other statutory authority.

18. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

19. No commercial enterprise, club or business activities may take place on the Park, other than that authorised in writing by the Owner.

20. Unpaid accounts will be liable to disconnection of any services after reasonable notice. Reconnection will only be made after payment in full of outstanding amounts, payment of reconnection charge and security deposit. No discounts offered will be available to anyone with any form of outstanding account. Goods supplied remain the property of Moon & Sixpence Ltd. until paid for in full. After 56 days unpaid goods are liable to be repossessed with neither further notice nor redress.

21. When unoccupied, awnings must be taken down.

22. To protect existing customers, the property and because a sited unit has an added value attributable to the Park, site licences are neither transferable nor refundable unless written agreement has currently been reached with the Owner. In event of sale and/or transfer on the Park the owner reserves the right to charge 15% transfer on gross sale value, including the caravan holiday home itself, plus any extras and any site licence apportionments, on units under 10 years old and 20% on units 10 years old and over. Transfer reduced by 5% on the amount between £10000 and £20000, and by 7.5% on the amount over £20,000. VAT is levied on transfer charges. Estimated age limit 15 years, 20 years on new caravan holiday homes manufactured since 1994, and between 25 and 30 years Lodges manufactured since 2007. Neither refund nor apportionment on site licences after August 1st.

23. Units on sites where the licence has not been paid in full by the due date, and units not eligible for sited transfer upon expiration of the current licence, are required to be removed from the park owner's property within 28 days whether given formal notice or not. Failure to comply will leave the Park Owner no alternative other than to remove, scrap or dispose of the unit, at the occupiers risk and expense, if necessary, auctioneering the unit and/or lodging a further claim for damages and loss of earnings. Remaining on our property incurs standing charge of £850 plus VAT per calendar month or part month.

24. Non-emergency use of emergency phone numbers incurs £150 charge.

25. Occupiers must ensure their unit has valid, at least third party, liability insurance cover with a reputable insurer. Fully comprehensive cover is strongly advised.

26. Fishing is only permitted in the large lake from mid-September to mid-October. It is essential to apply to reception for details and consent before fishing.

27. Management reserve the right to refuse admission to this property and to cancel any touring caravan/motorised caravan booking without redress.

28. Packages & parcels and other similar deliveries are left in the parcel room or pigeon holes entirely at recipient's risk.

29. Out of the 7 month season, there are not necessarily any staff on site. In bad weather 4 x 4 vehicles with at least mud and snow tyres fitted are advised. Leaving parked on the top drive by the Rendezvous is also advisable. There is no gritting programme. When unoccupied it is important to drain water out of systems, cisterns and pipes. Always bear in mind electricity supplies are designed to trip out. Gas boilers can and do fail, also without electricity generally they will not function.

30. It is essential to have gas boilers serviced annually by a fully qualified LP Gas technician. Regular LP gas certification is recommended.

31. When unoccupied never leave any foodstuffs or perishables in fridges and freezers.

USE OF FACILITIES IS ENTIRELY AT USERS RISK. THE OWNERS ACCEPT NO LIABILITY FOR ANY LOSS, DAMAGE, AND ACCIDENT HOWSOEVER CAUSED