



# Seasonal Pitch Agreement 2024

This Agreement is made between

Customer Number

(hereafter referred to as the customer) and Stowford Farm Meadows

Seasonal Pitch prices for 2024 will start from **£2,850** including VAT, 16 amp electric hookup, and the initial siting of the caravan on the seasonal pitch. Any additional adjustments to this position may incur a further charge. A non-refundable deposit of **£350** is required to book a pitch. The balance **MUST** be paid on or before 1st March 2024. We reserve the right to re-let the seasonal pitch without refund if the balance is not paid prior to the season start date.

All of the normal Storage and Site Booking Terms & Conditions apply to Seasonal Pitch customers, a copy of which are available from Reception or on our website. Please make sure you read these thoroughly. By accepting a seasonal pitch you agree that you have read, understood and will adhere to, the terms and conditions of this Agreement. We reserve the right to change these terms and conditions at any time, and you agree to abide by the most recent version.

1. Only ONE electric lead is permitted per caravan and this may only be used when the caravan is in use. Electric leads left plugged in when the pitch is unoccupied will be liable to incur a £20 disconnection charge. Stowford Farm Meadows will not be liable for any loss or inconvenience caused by a disconnection. Cables must be stowed at all other times to allow for pitch maintenance. Multi-electric connectors must NOT be used on hook up boxes. THE USE OF ANY DOMESTIC APPLIANCE (e.g. freezer, washer, dryer) IS STRICTLY PROHIBITED. THE USE OF HEATERS IN AWNINGS IS NOT PERMITTED.

2. Family and close friends are welcome to use the van should you so wish. However, we do NOT permit renting out of vans. Please ensure that all guests respect the privacy of neighbours and keep noise to a minimum, particularly after 11pm. Any persons whose behaviour we consider to be detrimental to the interests of other guests will be asked to leave. There must be no cycling, skateboarding, or ball games between vans or on the grass areas around pitches.

3. Dogs are welcome on our seasonal pitches, accompanied by responsible owners, who must ensure that their dogs are on a lead at ALL times, and never left unattended on any part of the site. Dogs are NOT allowed in the campsite toilet blocks. PLEASE ONLY EXERCISE YOUR DOG IN THE DESIGNATED AREAS. Please do NOT permit your dog to foul any pitch. All fouling must be collected and disposed of using the bins provided. The maximum number of dogs permitted per seasonal pitch is 2, unless prior permission has been obtained from Management.
4. Slabs may ONLY be used inside the awning and may NOT be used under storage boxes OR as walkways/patios. If additional slabs are required they must be purchased privately from a local builder's merchant. ANY slabs found outside the awning area WILL be removed. The use of pebbles, or shingle etc on a seasonal pitch is NOT permitted as they can cause damage to caravans during grass cutting. Wooden decking may NOT be constructed on any of our seasonal pitches. If unauthorised decking is found to be on any seasonal pitch, you will be asked to remove it. No other construction of any sort (particularly digging out or any excavation) is to be undertaken on the pitch.
5. Only ONE storage box is permitted on each pitch. This should not be of an excessive size.
6. We would recommend that awnings are not erected until MAY and are taken down during September. Awnings WILL require extra roof support poles to prevent water collecting on the roof canvas; we recommend that these are spaced every 20 - 24 inches. SPACE MUST BE LEFT BETWEEN PITCHES to allow for a fire break. Please bear this in mind when erecting awnings, & particularly annexes; any awning or annexe deemed to be within a firebreak area will need to be taken down.
7. Windbreaks, gazebos and dog gardens may ONLY be used when the van is occupied, and MUST be stowed away when the van is unoccupied. Stowford Farm Meadows will take down any additional structures left up and we will charge £30 to do so. Stowford Farm Meadows will not be held liable for any damage to caravans or awnings. The use of windbreaks, gazebos and dog gardens are permitted providing they DO NOT limit the space on pitch for cars or other structures. Reasonable space must be left between pitches to allow for a fire break. Gazebos must NOT be used with any sides or groundsheets.

8. A maximum number of 6 people are permitted on any one pitch. We do NOT permit the use of any tent on a seasonal pitch, regardless of size. Motorhomes are NOT permitted on a seasonal pitch. Your seasonal pitch is intended for your caravan, awning and car. Pitches may take an additional car or an additional structure, however, please do not overload your pitch. **Cars must be parked on your pitch and the use of fire breaks and/or amenity space for car parking is strictly prohibited.**
9. The use of a hose pipe, multiple water adapter or pressure washer on a seasonal pitch is not permitted. Any multiple water adapters or drainage pipes in use will be removed.
10. Stowford Farm Meadows will endeavour to mow the grass weekly, and the undersides of caravans must be kept clear. It is the responsibility of the seasonal pitch holders to tidy the grass around their caravan and awning. Pitches should be kept as neat and tidy as possible at all times.
11. Personal rubbish must be disposed of in the green trailers or recycling where facilities are provided. PLEASE DO NOT PUT ELECTRICAL EQUIPMENT, CARPETS, AWNINGS OR BATTERIES IN THE GREEN TRAILER. THESE CAN BE TAKEN TO ILFRACOMBE RECYCLING CENTRE.
12. Seasonal pitches are for holiday use only. WE DO NOT PROVIDE PITCHES FOR CONTINUOUS USE OR FOR PERSONS WORKING IN THE AREA. Stowford does not facilitate personal post or deliveries to the site; if post is delivered on a regular basis, this would indicate that the pitch is being used continuously.
13. We will not accept a caravan on a seasonal pitch if wider than 2.43 metres such as twin axle Burstner, Knaus, Tabbert, Hobbies and other similar vans. The Bailey Retreat will be the only exception to this rule on specific suitable pitches.
14. Security - we strongly recommend that you fit a substantial proprietary brand of hitchlock as a minimum requirement. Seasonal Pitch customers are also advised to consider fitting a wheel-clamp whilst your caravan is on pitch; please remember that we do NOT hold wheel-clamp keys and that you will need to remove the wheel-clamp before your caravan is towed back to storage. Hitchlocks and wheel-clamps will need to be oiled at least twice during the season.
15. Caravans must be kept in good order and appearance and must be serviced by a competent person and washed no less than once a year. The customer must provide proof to Stowford Farm Meadows that the caravan has been satisfactorily serviced to the minimum of a road chassis service. Failure to have the caravan serviced can invalidate your insurance if the specific terms of the policy are not met. Please inform Reception of any servicing or remedial work to be undertaken during the season.
16. The customer must certify to Stowford Farm Meadows that the caravan is subject to an insurance policy that is a minimum of Third Party Liability and that the policy will remain valid for the term of the Agreement. Please supply a copy of your caravan insurance EACH YEAR for our records. The customer will also undertake to display a conventional "Ministry of Transport" type registration plate on the back of the caravan.
17. Seasonal pitches are NON-TRANSFERABLE, and a caravan may not automatically be accepted back into storage. If a third party buys your van, then it must be removed from the seasonal pitch. The display of "for sale" notices in your van is not permitted whilst on-site.
18. Customers must inform the site of any change to the unit or registration number as well as any contact details.
19. Stowford Farm Meadows reserve the right to withdraw the availability of a seasonal pitch at any time or to terminate this Agreement without explanation.
20. DATA PROTECTION ACT - Storage customers' names and addresses will be stored on computer for administration and for purpose of future mailing distributions by Stowford.
21. When a tow off is requested the caravan must be left ready with the corner steadies raised and no other restrictions and wheel-clamps removed. In the event we are required to lift the corner steadies, re-site the caravan or move your pitch you will be charged the standard call out fee of £30 Inc. VAT.

**SIGNED**

**PRINT**

**DATE**



**stowford**  
FARM MEADOWS