

House Rules

Version 1.1 (13th October 2024)

Whilst using the Property, please adhere to the following House Rules:

Safety and Fire Prevention

- You are responsible for the supervision of all members of your party, including those under the age of 18, at all times.
- To ensure safety during your stay please read our document on “Hazards and Warnings” and share it with all members of your party.
- Our beds are of strong steel construction, with a maximum weight per bed specified by the manufacturer of 150kg (23 stone, or 320lb). **We cannot accept guests who weigh more than these maximum bed limits.**
- You are welcome to walk on our land and explore our fields and streams. However there are potential hazards in doing so, so please review our Hazards and Warnings document before doing so
- Smoking (including e-cigarettes and vapes) is not permitted inside the Property.
- Fire risks including candles, firepits, fireworks, lanterns, damaged or faulty electrical equipment or cables (including chargers) are not permitted at the Property.
- You are not permitted to use domestic power sockets to charge an electric or hybrid vehicle, including electric bikes and scooters. Our dedicated EV charger may be used subject to the terms of our EV charger policy.

Occupying the Property

- We expect you to respect and care for our property, clearing up after yourselves before you leave at the end of your stay.
- Please respect the local community and keep the noise levels to a minimum, especially between the hours of 11pm and 8am. Though our neighbours are a long way away, sound carries well across the valley and also wildlife may be subject to disturbance.
- Waste disposal. Please separate compostables, recyclables, and non-recyclables:
 - Compostables e.g. vegetable peelings, waste food:
 - place in the compost bucket (which can be emptied into the compost bin at the rear of the property).
 - Recyclables i.e. clean/rinsed paper, card, metals, glass, plastics, and rinsed drink cartons:
 - please place in the labelled tubs in the metal shed near the farmyard gate.
 - (Please exclude black plastic, plastic film and bags, used paper hand-towels and kitchen paper, food packaging which has food residues)
 - Non-recyclable waste:
 - to be bagged and placed in the labelled tubs in the metal shed near the farmyard gate.
- You must supply to us a complete list of the names of all the members of your party, before you occupy the property. This is for two reasons.

Peak District Retreat: Shawbottom Farm

- One is to create a fire register against which to check a roll call in the event of an evacuation.
- The second is that it is a requirement of the Peak District Planning Authority that holiday accommodation retains a register of guest names and the dates of their stays, in case the Authority wish to monitor occupancy of holiday accommodation. The register is retained until six months after the end of the financial year in which your visit occurred.
- Only those named on your booking, or on a follow-up notification received prior to your occupation and approved by us, are allowed to stay at the Property. If you wish to invite additional visitors during your stay, please contact us.
- Accompanying pets are not permitted without our written advance agreement. Where animals are permitted:
 - you must not leave them unattended in the Property nor allow them on the soft furnishings
 - please bring your pet's usual bed/blanket so that they can sleep on the floor.
- Be sure to take all your possessions with you at the end of your stay.
 - At our absolute discretion we may dispose of any items left behind at the end of your stay.
 - We do not guarantee to reunite you with your lost property, and we accept no liability if you do not receive your lost property.
 - Please describe clearly any item that you request us to try to find, specifying the likely location where we may find it.
 - If we can locate your property we may agree to post it to you, but only if we receive payment of the postage and packings costs from you within a specified time from giving you a quotation, otherwise we may dispose of it.
- Avoiding causing damage to flooring. Narrow heels / stilettos must not be worn.
- Drones and unmanned vehicles are not to be used on or from our site without permission.

Car Parking

- Car parking is primarily in the farmyard.
- There is some overflow parking space on hard standing alongside one part of the farm track. If the overflow area is used while we have cattle on the land we can supply some electric fencing equipment to give a degree of protection to your cars
- Parking vehicles on the land other than on hard standing is prohibited as that would be a breach of the conditions of the SSSI (Site of Special Scientific Interest) designation.

Livestock and Wildlife

- When we have livestock on the land (typically during May to September) the road gate must be kept closed so that livestock do not escape, and the farmyard gate should be kept closed so that livestock don't enter and damage your cars.
- Many ground nesting birds use our land during the nesting season February to August each year. It is illegal to disturb nesting birds so take extra care when walking on our land at these times and keep all dogs on a short lead.
- We have some nesting boxes which also must not be disturbed.