



'Glencarron Lodge & Glenuaig Lodge & Stag Lodge'
ADDITIONAL TERMS AND CONDITIONS

Bookings may be accepted for the following changeover days. If you want a different day or longer stays please ask the owner.

- **Glencarron Lodge:** Saturday to Saturday. Enquire with owner for long weekends or other periods in school term time.
- **Glenuaig Lodge:** Seven night lets Friday to Friday. Enquire with owner for long weekends or other periods in school term time.
- **Stag Lodge:** Saturday to Saturday. Enquire with owner for long weekends or other periods in school term time.

You, the hirer, will be responsible for all bank or currency transfer charges. PayPal payments are not accepted for these properties.

If you cancel: The booking deposit is non-refundable. The balance, which must be paid by eight weeks before your stay to secure the property, is not refundable within that eight weeks. If the property is re-let on the same terms, all monies excluding the agent's Commission, will be refunded less an administration fee of £100. You are advised to take out your own cancellation protection insurance.

Your damage deposit, less any agreed sums, will normally be returned to you within a few days of you vacating the property providing no damage is done and that you email a report of any damage or the fact that there was none and your bank details to the owner.

To this self-catering property you must bring all food and other consumables excluding fuel with you. (You must also bring cot bedding + linen for the cots)

- At **Glenuaig Lodge:** Bed linen and towels are included in the rental (unless it is taken with Glencarron Lodge). Logs and coal and hydro-electricity are also provided. If the hydro-electricity fails or for any other reason you switch to the diesel generator, there will be a charge for each 20 litre can of diesel that you use - currently it is £18 per can. We make this charge to encourage the efficient use of the diesel generator e.g. switching it off at night and when out. I have no reason to think that the hydro will fail as we do have it regularly maintained but it obviously can fail. There is no WiFi or telephone at Glenuaig Lodge.
- At **Glencarron Lodge** sets of bed linen and towels are charged at £10 per person-bed space. At Glencarron Lodge only, electricity is metered and charged to the hirer at cost price. In a winter week this may be between £200

and £450 depending on the weather and how you like to use it. It is much less in summer. WiFi internet access is also included.

- **Stag Lodge:** Bed linen and towel sets are included in the rental (unless it is taken with Glencarron Lodge). All electricity, oil, logs and coal are also provided. WiFi internet access is also included.

On the day of your arrival, you may enter the house at or after 4.00pm (occasionally the housekeepers may take up to 5.00pm to prepare the house for you, (please let them do this unhindered) and you will be required to leave by 10.00am sharp on the day of your departure. It is a condition of your let that you leave the property and its contents clean and tidy, returning any furniture or bedding moved to its original place. Where this condition is not reasonably met you will be charged for extra staff help.

For the properties on the Glencarron Estate in Scotland, it is a condition of hire that you abide by all the Estate rules at the end of these T&C's and that you liaise with and obey the Estate Stalker regarding where you walk on the Estate in the stalking season (1st July to 15th February); in late September and October this is likely to restrict your walking on the estate.

You, the hirer, will pay to the owner all costs resulting from any breakage or damage at the property caused by you or any member of your party.

The number of persons occupying the property, day or night, must not exceed that number agreed in advance with the owner. The property is not let for functions. Where Glencarron Lodge and Stag Lodge are taken together, the maximum number of people in Glencarron Lodge must not exceed 24 people during the day or at night.

We clean and maintain the properties carefully. If you find any problems or the property is not as described, you must please inform the caretaker as soon as this is apparent.

You must conduct your own risk assessment of the property on arrival with your party in mind and take action to reduce risks as far as possible. Please let the owner know immediately of any unacceptable risks.

The owner reserves the right to decline to hand over the property to any persons who, in his or his agent's opinion, are not suitable to take charge. In such cases, hire charges shall be refunded and the liability of the owner shall cease.

Circumstances beyond the owner's control - The owner will not be liable for any changes, cancellations, effect on your holiday, loss or damage suffered by you or any failure on his part to perform any of his obligations which is due to any event or circumstances whatsoever beyond his reasonable control (for example fire, flood, burst pipes, extreme weather conditions, failure of services or appliances or similar situations). In such circumstances the owner will refund all or part rental monies only if you have to vacate the property, but no compensation, expenses, costs or other sums of any description will be payable by the owner. Including in the case of Glenuaig Lodge if you remain in the property but have to use backup services no refund will be given to compensate.

Glenuaig Lodge has its own micro-hydro-electricity scheme with back-up diesel generator and LPG (gas) cooking and heating facilities and log burning stoves which also heat the water in case of electricity failure. In the event that heavy snow in Glenuaig prevents your occupation of the property (it rarely snows that much or lies for long on the West Coast but it can, of course), we will offer you an alternative property in the area if we can or return your payment in full or in part as appropriate. Please note that as you will be aware Glenuaig Lodge is not an ordinary house in an ordinary street with ordinary mains services. Given its location, we try to maintain Glenuaig Lodge to a high standard and we do generally succeed. If the weather or other circumstances cause systems to fail and the backup systems do not work then if the house is uninhabitable and you cannot stay there for any part of your holiday, we will offer alternative accommodation or make an appropriate refund but if you can or do remain at the house we will not make a partial refund to reflect any loss of service, for example, if the hydro-electricity or water is not fully functioning. Problems which cause the house to be uninhabitable are very rare but there may occasionally be some interruption of services. That is part of the adventure of Glenuaig and part of your experience in living in the remote wilderness. Generally, we do provide a luxurious experience at Glenuaig Lodge, but if you cannot manage without modern comforts guaranteed all the time please do not book.

The following applies to Glencarron Lodge, Glenuaig Lodge and Stag Lodge. For guided nature walks, deer stalking with camera or gun and salmon and trout fishing, or clay pigeon shooting please enquire with the owner.

GLENCARRON AND GLENUAIG ESTATE RULES AND IMPORTANT WARNINGS:

No shooting, fishing or other hunting or trapping of any kind is permitted on the Glencarron and Glenuaig Estate without the express written permission of the owners.

You may not bring firearms or other weapons onto the estate without the express written permission of the owner and you will be required to ask the stalker to put firearms in a gun cabinet on arrival and when not in use. Use of your own firearms will be at the discretion of the Estate Stalker.

All shooting activities are on condition that you wear ear protectors – please ask the stalker for these if you do not have any – and observe gun safety.

No off road driving is permitted on the Estate.

All fishing is strictly by fly and all salmon and sea trout are strictly on a catch and release basis. The details of all catches must be faithfully reported to the estate stalker at East Cottage. We reserve the right to require you not to fish further on the estate waters if we consider that you are abusing the facilities or not giving due consideration to others legitimately fishing on the estate. For those hiring a property on the estate there is no further charge for fishing providing that you abide by these Estate Rules and inform us in writing that you are bringing a rod.

Use of the row boat must be by prior arrangement and is entirely at your own risk and on condition that you act responsibly, conduct your own risk assessment before you begin, supervise all children and you all wear appropriate buoyancy aids (there are some hanging in Glencarron Lodge gun room but I cannot guarantee the numbers and sizes of them so you should bring your own if you have them and want to be sure to have the appropriate sizes). The Loch can have strong currents so that a grown man may not be able to row across it and it is very deep in places.

It is a condition of your hiring of property on the estate and of permission for any activity whatsoever that you do on the estate, that you obtain the owner's written permission for the activity, you undertake a full risk assessment of doing any activity and take all reasonable precautions to remove all possible risks to yourselves, other people, livestock, the land and all flora and fauna associated with it and the property and any other risk whatsoever. You do such activities entirely at your own risk.

For all activities, children under sixteen must be accompanied by sufficient adult parents or carers (over 21 years of age) to look after them and take responsibility

for them. It is at the stalker's discretion to refuse to take groups out whose composition he considers poses an unacceptable risk.
