

For the latest prices and special offers visit [www.tomich-holidays.co.uk](http://www.tomich-holidays.co.uk)

**Short Breaks available throughout the year** – 3 nights at 70%, 4 nights at 80%, 5 nights at 90%, 6 nights at 100%

Prices £	Courtyard Cottages	Woodland Lodges	Victorian Dairy	Prices £	Courtyard Cottages	Woodland Lodges	Victorian Dairy
Weekly in £ sterling	Electricity charged after first £50pw	Includes Electricity	Electricity charged after first £50pw		Electricity charged after first £50pw	Includes Electricity	Electricity charged after first £50pw
	Sleeps 4	Sleeps 6	Sleeps 4		Sleeps 4	Sleeps 6	Sleeps 4
Easter	695	695	630	Jun 30 – Aug 31	875	875	770
Apr 21 - May 25	595	595	530	Sept 1 – Sept 14	775	775	670
Whitsun	695	695	630	Sept 15 – Oct 5	595	595	530
Jun 9 – Jun 29	595	595	530	Oct 6 – Oct 28	695	695	630

*All prices and information are correct at time of going to press but may be subject to change without prior notice.*

## PRICES INCLUDE

All bed linen & towels, first £50 of electricity per week (cottages), all electricity (lodges) towards hot water and heating, wi-fi and games room, VAT at current rate. Short breaks include £7 of electricity per night in cottages.

## INCLUDED IN COTTAGES & LODGES

Wi-fi • Freeview TV/DVD • Electricity (first £50 in cottages) towards hot water & heating • All bed linen & towels • Iron & ironing board • Washing Machine • Car parking • Toilet rolls (one roll per toilet) • Cleaning materials (washing up liquid & general purpose cleaner) • Washing Powder & dishwasher tablets (*where applicable*) • Tea towels (x2) • Bin bags (x2) • Complimentary welcome tray upon arrival for adults, children and pets.

*Guests are responsible for providing additional supplies to those mentioned above as required during their holiday.*



## OPTIONAL EXTRAS

**Extra Person** (Under 16's only in Courtyard Cottages, including z-bed) - **£40**

**Pets** (per animal) - **£30**

**Basic Welcome Pack** (tea, coffee, sugar, cereal selection pack, bread, jam, biscuits, 6 eggs, 4 pints of milk and butter) - **£30**

**Full Welcome Pack** (tea, coffee, sugar, cereal selection pack, bread, jam, biscuits, 6 eggs, 4 pints of milk, butter, sausages and bacon) - **£35**

**Milk** (1 Pint) - **£0.80**

**Cot & High Chair**- **£free** (subject to availability)

**Wildlife Pack** (fact sheets, map, books, walks and binoculars) - **£free**

**Map Pack to Hire** (OS Explorer 415 and case per day) - **£2.50**

**Map Pack to Buy** (OS Explorer 415 and case) - **£12.50**

**Guisachan – A History** (An informative A5, 32 page local history book written by Donald Fraser) - **£6**

**Carbon Offset** –Plant a native sapling in the neighbouring RSPB Reserve at Corrimony - **£10**

### Courtyard Cottages

Sleep 4 in 2 bedrooms

4 star (Stalkers)

1 Double bed upstairs

5 Courtyard Cottages available, (4 with en-suite; 1 standard)

1 Twin upstairs 1 extra child upon request

### Woodland Lodges

Sleep 6 in 3 bedrooms

3 star (Ptarmigan)

1 Double bed upstairs

6 Woodland Lodges available

1 Twin upstairs 1 Twin downstairs

### Victorian Dairy

Sleeps 4 – 2 adults and 2 children

2 bedrooms

1 King converts to 1 Twin upstairs

1 Bunk Room downstairs

Tomich Holidays, Guisachan Farm, Tomich, By Beaully, Inverness-shire, IV4 7LY  
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# TERMS & CONDITIONS

October 2022

The following terms apply:

"Owner" shall mean Tomich Holidays

"Customer" shall mean the individual who made the booking

"Tenants" shall mean the Customer's party

## CONTRACT

When you submit a booking via our online booking system, you will receive an automatic email to the address you provide on the booking form. This does not form a contract between us. A contract shall only arise once your deposit or payment has cleared and your booking is subsequently confirmed in writing via a letter of confirmation sent by post or email. The contract will be subject to the booking terms and conditions listed below and the Customer must ensure that all tenants comply with the following terms and conditions. The Customer must be over 18 years of age at the time of booking.

## FEEES

1. **Deposit:** The booking will only be confirmed following receipt of the relevant deposit. The deposit is payable within 3 days of booking. The deposit forms part of the total holiday cost for the property.
  - i. Deposits payable are £150 or 25%, per week or part thereof, whichever is highest, per property booked.
  - ii. The balance is payable not less than 8 weeks before the arrival date. If the balance is not received by the stated date, the dates will be released and the deposit forfeited.
2. **Cancellation:** Our cancellation terms are as follows:
  - i. Cancellations must be notified to the Owner in writing, preferably by email.
  - ii. The Customer may cancel within 7 days of the Owners' confirmation of booking, during which time the deposit will be returned in full. After this date, the deposit is non-refundable, regardless of circumstances.
  - iii. Within 8 weeks of the arrival date, 100% of the rental fee will be forfeited.
  - iv. A partial refund may be applied to cancellations made within 8 weeks of arrival, if the Owners are able to re-let the property. Refunds will be made on the Customer's original arrival date.

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3. **Electricity: Courtyard Cottages and Victorian Dairy.** The holiday price includes the following cost for electricity, calculated at cost per kwh + VAT:
- £50 for weekly bookings
  - £7 per night for short breaks

Upon arrival the Customer must check the electricity meter reading and inform the Owner of any discrepancy. Upon departure housekeeping staff will take a dated photo of the electricity meter reading. The Customer will then be charged at cost per kwh + VAT for electricity consumption above £50 (weekly bookings) or £7 per night (short breaks). The Owner will take and hold a secure deposit of £150 for electricity consumption. The consumption cost will be taken from the secure deposit of £150 and the balance returned to the Customer within 7 working days of departure.

**Electricity: Woodland Lodges** The holiday price includes all electricity costs.

## GENERAL TERMS

- The Customer warrants that the properties let are to be used for the purpose of a holiday and so accepts that the letting is a holiday let, the purpose of which is to confer the tenant the right to occupy the house for a holiday and does not create the relationship of Landlord and Tenant.
- The Customer shall not sub-let the premises or any part thereof.
- The number of people occupying the premises shall not exceed the number stated for the premises, i.e. Courtyard Cottages 5, Woodland Lodges 6 and Victorian Dairy 4.
- The Customer binds and obliges himself to vacate the hired premises without demand at the termination of the period of hire.
- The Owner has the right to enter the property at any reasonable time for the purpose of inspection, repair, work, etc.
- The Owner has the right to refuse entry to the property of the customers or tenants if they are disturbing other guests or behaving antisocially.
- In the following instances there will be additional charges:
  - For breakages, loss or damage. The Customer shall immediately report any deficiency which they notice on arrival, and any which occurs during their stay. Where appropriate, the Customer will be liable to pay the replacement cost of the item broken, lost or damaged.
  - When Tenants leave the property, furniture or equipment in a dirty condition. The properties will be in a clean condition on your arrival and Tenants must leave it in a like condition. The right is reserved to make an additional charge of up to £100 for additional cleaning if the property has not been left reasonably clean.
  - When Tenants arrive early or overstay the departure time. Time is required between tenancies to check and clean the properties before the next Tenants arrive. Occupation of the house will be given at 4pm of the first day of the let. The properties must be vacated by 9.30am on the last day of the let. The right is reserved to charge for an extra day if tenants have not left by 9.30am.

- d. Dogs. Tenants may bring up to 2 dogs with an additional charge of £30 per animal, per week or part thereof. No pets allowed in the bedrooms or on the furniture. Dogs must be kept under control whilst in the grounds. Dog owners will be held responsible for any damage caused by their dog.
- 11. The Owner may treat the booking as cancelled if the balance of the payment is not received 8 weeks before the arrival date.
- 12. The Customer shall undertake to prevent any member of his / her party from causing a nuisance or disturbance to other residents, neighbouring occupiers or farm livestock.
- 13. The Customer undertakes to leave the hired premises secure if left unoccupied during the period of let.
- 14. The Customer undertakes to relieve the Owner from any liability for damage or injury, however caused, by any member of his party.
- 15. The Owner, his agents or employees accept no responsibility for loss, injury or damage to any member of the Customer's party or their property, however caused, arising in any manner out of the let of the premises.
- 16. Wifi & Internet are provided for tenants. The Customer must agree to lawful use of this service by Tenants. The Owner is not responsible for the level of this service.
- 17. Smoking is not allowed inside any property.
- 18. The Customer and Tenants agree to adhere to our naked flame policy.
- 19. Fire pits, drone flying, EV car charging are not permitted on site.
- 20. Customer inability (or the inability of any, some or all Tenants) or disinclination to travel to and stay for any reason. This includes - but is not limited to - illness (including Covid), a requirement or recommendation to self-isolate or quarantine, shielding, a call to jury duty, military service, incarceration, change in personal or work circumstances, family emergencies, travel delays, vehicle breakdown, and delays with public transport. These remain at the Customer's risk and do not give rise to a right to cancel or to receive a refund unless the Owner re-lets the property. The Customer is strongly recommended to take out UK travel insurance and / or UK holiday cancellation insurance to cover these eventualities and accepts responsibility for any loss incurred due to their cancellation should they choose not to take out such insurance.

## **FORCE MAJEURE**

- 21. If the Owner has to cancel a Customer booking through reasons beyond our control or "Force Majeure", for example if property access is prevented by, but not limited to, acts of God, fire, flood, exceptional weather conditions, natural disasters, epidemics, pandemics, destruction/damage to the property, blocked roads, communication failures, war/terrorism, riots, nuclear/radioactive disaster, the Customer will be refunded in full. If the Owner has to terminate a Customer's holiday early for the above reasons the Customer will be refunded part of the booking fee based on the time remaining of the booking. This will be the full extent of the liability of the Owners. No additional compensation, expenses or costs will be payable. Refunds will be made on the Customer's original arrival date.

## **DISCLAIMER**

- 22. The Owners have taken every care to ensure the accuracy of property descriptions on their website and in their brochure and all information is provided in good faith and is believed to be correct. The Owner reserves the right to change facilities and services without notice.

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23. The Contract is governed by the laws of Scotland. In the event that any individual term or clause stated in this contract is invalid, is not permissible by law or is not enforceable by law, the remainder of the Contract shall remain valid.
24. This agreement shall be governed by and construed in accordance with the Laws of Scotland and shall be subject to the jurisdiction of the Scottish Courts.
25. This does not affect your statutory rights.
26. The Customer agrees to contact the owner whilst they are still on site should there be cause for complaint or any issues.