



Wyreside Lakes

Sunnyside Farmhouse Dolphinhholme, Lancaster
LA2 9DG

SEASONAL CARAVAN PITCH – WYRESIDE LAKES- SEASON 2025

1. **Agreement** - This contract supersedes any previous contracts or agreements between Wyreside Lakes and its caravan members. We reserve the right to make amendments to our terms & conditions, including changes to monthly fees, mid-season if deemed necessary for the safety and welfare of our clients and or if there are any legislative changes.
2. **Liability** – Wyreside Lakes fishery accepts no responsibility for loss or damage to personal belongings including (but not limited too) caravans, external storage, awnings, or appliances during your annual membership. We accept no liability for accidents in the children's play area so please supervise your children whilst using this facility. Dogs are not allowed in the children's play area. There are signs in the wood directing you to the connecting fishery paths and please ensure that your children do not paddle or swim in any of the lakes on the Estate or in the river Wyre. Please do not pick or consume any wildflowers, foliage, fungi, or any other substance. Children must be supervised at all times, especially around the lakes. Any damages to the Wyreside property must be paid for. If you notice any damages or potentially dangerous areas, please notify a senior member of staff.
3. **Payment of fees** - A minimum of £1500 (4 month's stay plus bond plus £200 retainer fee for pitch clear) must be paid in advance for any new members which is non-refundable apart from the retainer fee. As this contract relates to the provision of leisure/pitch hire for specific time periods you do not have a statutory right to change your mind and cancel the contract. Payments can be made by debit/credit card, bacs payment or cash. Payments of £260 will begin from the start of the 5th month as one month's payment will be held in bond. All membership fees are set at a monthly rate as we do not have a closed period. All standing order payments are continual until such time your contract has come to an end. All payments are based on a full month despite arrival dates. Existing members should maintain their standing order instruction until such time notification is given of any payment changes -which is generally enclosed within the winter newsletter. New members should request a standing order mandate from reception and once completed it should be taken to your bank for instruction or set up on on-line banking. Any over payments on a standing order will not be refunded, it is your responsibility to cancel or set up any standing orders. If you fail to keep your payments up to date, we reserve the right to move your caravan into a holding area and clamp your caravan until the arrears are settled. Any belongings will also be removed from your pitch, and it will be sold on to the next client on the waiting list. If your account is not cleared after a period of three months, we reserve the right to take ownership and sell your caravan, to recover any arrears following non-payment or abandonment.
4. **Resignation of Contract** - If you intend to leave the campsite at any time during the season you must provide notice, in writing the month before you leave site. This can be done by text, email or by hand. The month of giving notice, will be your final standing order payment and your bond payment will complete your last month. Should your bond payment fall short of the current years monthly fee, you will be required to make up the payment in full. For example, if you hand your notice in March, you will pay your monthly fee for March and leave at the end of April – your bond payment will pay April's fee. This procedure is designed because unlike other sites our fees are paid monthly, not annually and this will enable us to have time to sell the plot. It is your responsibility to cancel your standing order. **Any monies overpaid, or bond payments will not be refunded at any time. Should you wish to remove your caravan before the final date of your notice -no refund will be issued. We reserve the right to sell the pitch at any time once it becomes vacant. If your bond payment does not cover the current monthly rate, you will be asked to pay the balance difference to settle your account.**
5. **Annual Usage** - Wyreside Lakes has a (non-residential) status—we are closed on Christmas Day and Boxing Day annually. While you have full access to your caravan during the open season, you are not allowed continual long stays. Within your contract you have a maximum total of 156 for a 12 month season (April to March). We advise you do not exceed this number of nights as you may be billed for any extra nights used if you do not stay for a full 12-month season as nights are accrued pro rata. You are not allowed to use your caravan 'for the purpose of a sole residence' and must not use your caravan for a period longer than 14 consecutive days without a 14-day break.
6. **The electric supply must be switched off when your caravan is not in use and on departure –our team check this on a daily basis. All electric points will be switched off on Sunday evenings (Mondays on Bank Holidays) but if you intend to stay for longer periods, please tell a member of the reception team. Please ensure you turn on your correct numbered electric supply (and not any other of the electric points in the supply box) for the avoidance of doubt, in case other clients have left appliances switched on.**

7. **Accessing the site/ registered vehicles/ barrier fobs** - All members must log in with their unique barrier fob when entering / leaving the fishery. We must have an account of who is on site always for compliance with our local council & on-site security & fire regulations. If you forget your barrier fob, you must park in the visitor car park and contact a member of staff at reception, who will give you a code which will register to your account. Without either of these you will not be allowed onto the park & your vehicle must remain in the visitor car park. Under no circumstances should you allow any other vehicle onto the site with your barrier fob or barrier code, this is considered gross misconduct. Cars, SUVs, Pick ups, and short wheel based vans and motorbikes are all allowed to be parked next to your caravan. Hi-sided vehicles such as long wheeled based vans, tipper trucks and box vans are not permitted on site. Motorhomes and campervans / van conversions are not allowed to be registered under your seasonal caravan membership – they must be booked on and paid for separately.
8. **Subletting** - Subletting of caravans is not allowed. Caravans with dual ownership are not permitted. Any guests staying with you overnight, must come and **sign in the visitor's book at reception** & park in either the visitor or the overflow car parks and a car parking fee is applicable per 24hrs. To maintain security and protect the beauty of the site and its facilities, day visitors are not allowed into the park & must park in the top visitor car park and vacate the premises before dark. There are no more than 4 day visitors permitted at any one time and preferably in one car. Members must observe that there is one car parking allocation per caravan, which should be alongside your awning/decking, not placed in front of your caravan and any extra vehicles must be parked in the nearest overflow car park.
9. **Electric use & electrical items** - We do not allow the use of any hook up adaptors, splitters or indoor electrical 3 pin adaptors outside. Electrical appliances such as Air fryers, griddles, George Foreman appliances and slow cookers should not be left switched on and unattended at any time and should never be powered via an extension lead, they should always be plugged into a direct source. All pitches provide 10 amps to each unit, so please bare this in mind when using 13amp appliances. **Electric fan heaters, washing machines, external lighting (solar welcomed) spin dryers and the charging of electric vehicles -including electric quad bikes and scooters -are strictly prohibited.** Gas fires for heating and cooking the appropriate low voltage caravan friendly electrical appliances should be used. No electrical appliances should be left switched on whilst the van is unoccupied. All cables must be the correct size for the distance away from the main electrical socket. For example, a 4m cable may be required for a caravan sited next to the electric supply but caravans further away may need 10, 15 or 25 m. All cables must be lifted and secured where possible and buried where there are no wooden staves for support. Cables must be of an appropriate length, and continuous with no breaks.
10. **Awnings** may be erected from the 1st of May and must be taken down by 31st October each year. Full awnings should be no more than 3.5 metres in width. Porch awnings can be securely erected after this time - no bigger than 240cm square (approx. 8ft x 8ft) **Porch awnings are for storage only –not to be used for socialisation purposes. For the avoidance of doubt all curtains / blinds must be kept open at all times and please ensure that no furniture is stored or electrical items used in the awnings. This is in case of potential damage that may be sustained in the winter months and potential damp / water leakage which could short out your electric supply and in turn damage the site fuses and the mains distribution supply.** If your porch awning is over the regulation size, you will be asked to remove it. In the event of damage, we will notify you by telephone or by email, however we cannot take any responsibility for recovering your awning or its contents. We reserve the right to enter any awning where we believe that there is a potential compromise to health and safety.
11. **Personalisation of Pitches** - Guests are welcome to beautify their pitch area. We allow decking, planting, and storage units – however they must be within size guidelines as some of our paddocks have different pitch sizes. Please ask at reception for any assistance before you go ahead with any works. As a guide, we always recommend that any decking does not exceed the length of your caravan and that you leave at least 4ft between your car parking space and the next caravan along. Any decking erected on site must be put together in a way that can be easily dismantled should we need to access the ground underneath for any maintenance or drainage purposes. Please **DO NOT** – place any spikes or concrete into the ground as there are electric cables and other utility services running underground all over the caravan park. Any items driven into the ground may result in puncturing the under ground utilities, and you would be responsible for any repairs, which can be costly. You must also ensure that any storage units do not impede any view of your neighbouring caravan and that it / they are securely fastened into a flagged base and strengthened with storm straps. Your insurance will not cover you if your storage unit damages another vehicle or caravan if it was not secured properly. We also insist that any decked areas have a fence and gate to ensure this space is private and that no members of the public can gain access. Please ensure you use the correct non -slip wood decking and not pallets. If any neighbour disputes occur, it may be deemed necessary to decrease the size of your decking. Please ensure if your van backs up to any trees, hedgerows, boarding or grassed areas that you leave adequate space behind for our team to access for maintenance. Our team work fastidiously to keep the grass and hedges cut and shaped during the growing season and are unable to do so where members' items e.g. bikes have been stored. Our ground medium is stone, to aid drainage on original flood plain land. There is a possibility that stones may fly when caught from the equipment being used or from cars at speed. If you are on an end section pitch, please

ensure your caravan is distanced for safety.

12. **Caravan Insurance and Service Requirements** - Whilst we do not have any policy on the ages of the caravans on site, we do require that they are in good condition, serviced, insured, and cleaned annually. Services on site must be done by one of **our 3 accredited service engineers** (ask for contact details at reception). Any advisories must be remedied within 28 days of the engineer's report, failure to do so may result in termination of this contract with no notice as per section 33. All members must provide a valid service document dated within last 24 months, to include copy evidence of inspection and electrical testing-for Health and Safety and fire regulations. This document must be within 2 years' validity or in the case of new caravans, proof of date of registration. All members must also provide copy evidence of their annual caravan insurance before arrival. Once on site, paperwork must always be in validity. This document is essential to send onto our insurers and invalid/non paperwork may result in your membership being revoked. We appreciate that you may wish to wait until the ravages of winter are over, but we insist that you check and clean your van anytime from March onwards. We can recommend a valeting service, should you want your van professionally cleaned. Should you wish to clean your own, jet washing is permitted for caravans and decking but as we are on a water metred system, we ask that you do not clean any other vehicles, such as your car or van.
13. **Proof of Permanent Residential Status** - All new members must provide proof of home address, in the form of a household bill and it must be addressed to the lead member/contract signee.
14. **External Gas Cannisters** - All external gas canisters must be secured either by chain or tied to your caravan (generally the 'A' frame) for health and safety purposes. Care must be taken with gas cannisters when utilizing your caravan or any BBQ equipment, please ensure you have an in-date fire extinguisher available at all times.
15. **Bar & Restaurant** - Please respect the licensing law and take notice of the licensing terms and conditions. Under no circumstances will children be served alcohol at the bar and children must not approach any bar area after 9pm for any reason. We adhere to "Think 25" policy and employees will ask for confirmation of identification before serving alcohol. Confectionery and soft drinks will be available in the shop/behind the restaurant bar. Your own food or drink must not be consumed in any of the public areas of the main building or the extended area of the beer garden. You must not drive to the main building if you intend to utilise the onsite bar, we do not allow drink driving, even though you are on a private estate. You are not permitted to create 'bar' areas on your designated caravan pitch. It is important that 'outdoor' parties and large group gatherings are not encouraged as this would cause a noise issue, particularly after the 11pm noise restriction within this contract and also a potential health and safety risk.
16. **Smoking** - Please note we are a non- smoking facility, and we uphold a zero tolerance to drugs policy. All members who smoke must behave responsibly in consideration to other guests by smoking only in the designated areas. Vaping is also not allowed in **any** of the site buildings. Please extinguish cigarettes in the bins provided under the designated smoking shelter.
17. **Rights of Way** - Please respect private entrances. There is no public access through the farmhouse or yard. With regards to the predation protective fencing around the lakes it is your responsibility to ensure that all gates are closed after use to ensure that the lakes maintain full protection at all times. These areas are monitored by CCTV – if you or any of your party are found to have left any pedestrian gate open – your membership will be immediately terminated – on this point there will be zero tolerance.
18. **Dogs** - must be kept under control and all dog waste must be collected and disposed of appropriately. **Dogs must not be left unattended in cars, caravans or awnings and must wear a collar and identity tag at all times. Dogs which are included in Dangerous Dog Act 1991 must be on lead and muzzled and hold a Certificate of Exemption. Dogs can be exercised on a lead around the lakes & estate grounds but please do not allow your dog to roam freely out of your caravan area and foul on the caravan park. Please follow the directional signs in Fox's wood as there are areas which are dangerous and are now closed for your safety and to prevent further erosion. Dogs which demonstrate antisocial behaviour are not permitted in the bar or beer garden.**
19. **Water slides** of any kind are banned. They cause danger by saturating the grass and could cause a slip hazard. Please refrain from utilising any grassed areas when the grass is wet or boggy – this will do excess damage to the ground and will inhibit the recovery time.
20. **Drones** are not permitted under any circumstances, to protect the rights of our clients when they are on site with us, and metal detectors are also banned.
21. **Fireworks** of any kind are not permitted at any time at Wyreside lakes. We are not covered on our company insurance policy. Also, with regards to the general public and animals in close proximity this could be hazardous to health and contravene our company health and safety policy.
22. **Disposable BBQ's and open fires** are not permitted. Traditional BBQs are welcome and chimeneas or fire pits are permitted but they must have a lidded chimney or fine mesh screen – to prevent embers rising and preferably be

fitted with a protective grill on the front. Any fire items must be attended at all times and extinguished properly after use. You must ensure that your fire is at least 3 metres away from any caravans, awnings, shelters or cars and you must have your own fire extinguisher available and in close proximity. We also have a fire risk assessment below this list which we ask you to read and agree to abide by as part of your membership terms and conditions.

23. **Storage of units** such as trailers, boats, canoes, paddleboards, kayaks (not an exhaustive list) are not allowed to be stored on your pitch, we are a caravan park not a dry storage area and we have a duty of care to all our customers and the aesthetics of the estate.
24. **Waste Disposal** - Only domestic waste can be disposed of in the bin area. Waste such as: furniture awnings, poles, carpets, BBQ's, camping & gardening equipment (this is not an exhaustive list) must be removed from site to your nearest household recycling centre (Salt Ayre, Lancaster) and cannot be placed in the skips or left at the fishery – all bins are covered by CCTV.
25. **Costs** - We strive to manage costs wherever possible and to minimise any cost increases to our customers. We generally operate any increases within the national inflation rate when setting prices for the forthcoming year. However, when there are circumstances and influences beyond our control, we may have to increase our prices accordingly. Any increases will be thoroughly explained in the annual newsletter which is issued every autumn and you are welcome to speak with us at any time, should you need assistance.
26. **Sale or Gifting of Caravans** - Members must acknowledge that if they sell or gift their caravan, it does not automatically give the new owner the right to access and continue the membership of the previous owner. We must be kept informed of any decision to sell the caravan on site and we will ask to meet with the prospective new owner before any agreement is made.
27. **Relocating to alternative pitches** - Members who wish to move pitches once they are sited at Wyreside Lakes will be charged a £50 moving fee to cover staff & material costs involved in the process. Any other items that need moving or disposal must be discussed with a manager and a price will be given on application. Switching pitches must be agreed with a Partner or Manager.
28. **Appropriate occupancy of caravans** - All Caravans must be the adequate berth for the number of persons occupying the unit. For example - for two people a 2 berth plus caravan or for 4 persons a 4 berth plus would be required. **Persons should not exceed** the berth of caravan used – Awnings are not classed as sleeping quarters. This is essential to comply with the site risk assessments, insurances and company health and safety policy.
29. **Respect of Neighbours** - Noise of any kind (outdoor music, generators, and party games) must cease by 11pm.
30. **Speed Limits** - Please observe that there is a 10mph speed limit around the entire estate. Please be mindful of children playing.
31. **Health & Safety closure of the site** - We reserve the right to close the estate by advance notice for health and safety purposes should the situation be deemed necessary for the safety of our members.
32. **GDPR** legislation imposes obligations on organisations that control or process relevant personal data and incorporates rights and protections for EU/ non-EU data subjects. As Wyreside Lakes is committed to high standards of information security, privacy, and transparency. We place a priority on protecting and managing data in accordance with accepted standards including ISO 27001 and PCI-DSS. The company will comply with applicable GDPR regulations which took effect on May 25th, 2018, as a data processor and controller. We also have a privacy policy which can be viewed here - <https://wyresidelakes.co.uk/privacy-policy> Should you wish to speak to a member of staff about Wyreside Lakes GDPR policy & implementation, please ask to speak with Sally Hughes.
33. **Termination of Contract** - For the welfare of our guests and protection of our business, we reserve the right to terminate your membership (without refund) if you or members of your party (including family members and associated bookings) cause any un-lawful damage to the property of Wyreside Lakes, or the property of others and/or display anti-social behaviour that may impair the enjoyment and comfort of other guests. We also reserve the right to terminate your membership with regards to the protection of our business reputation against any libellous actions, including internet/verbal defamation and will carry out any action necessary to prosecute to the full extent of the law.
34. **Refunds** - Wyreside Lakes is not liable for refunds or expenses you may incur as a result of circumstances beyond its control. Such circumstances shall include (but not be limited to) inclement weather, pandemics, war, terrorism, riots or civil unrest, industrial action, flooding, natural disaster, epidemics, health risks or such similar events ("Force Majeure"). We advise members to include this in their caravan insurance. In the event of any government enforced restrictions e.g. pandemic, you must ensure that you adhere and abide by all guidelines and legal requirements/instructions while utilising your caravan. Any breach of the above terms will result in the immediate termination of your contract/membership– without refund.

Risk Assessment for a Chimenea and Fire Pit

Hazard	Harm	at Risk	existing measures/ new measures	who is responsible & when?
Fire & heat	burning to skin & clothes	all	<ul style="list-style-type: none"> • Supervision of the fire, one person to be sat beside fire at all times while alight or hot embers remain, to ensure no-one has unsupervised access. • Children will be particularly supervised and given fire safety advice. • First aiders and first aid box will be available. • A personal fire extinguisher will be present, and you will note where the nearest site fire extinguisher is located. 	The owner of the chimenea is ultimately responsible and all those using it.
Fire out of control	as above and damage to area.	all	<ul style="list-style-type: none"> • As above • Fire area will be away from buildings. • The fire will not be under overhanging trees which may catch alight. • A good supply of water will be available to put out flames and dampen heat. • A fire blanket will be available to wrap around person who may be alight. 	The owner of the chimenea
Falls into fire	burning to skin & clothes	all	<ul style="list-style-type: none"> • As above & • Children have a safety brief before entering the fire pit area. • No walking between the seats and fire allowed. • Maximum of 8 people at fire (inc. adults). 	The owner of the chimenea
Smoke	inhalation , irritation	all	<ul style="list-style-type: none"> • The position of the fire will be away from any caravans, tents, awnings, shelters, storage containers and cars. • The wind direction will be constantly assessed, and participants will be advised to move safely out of smoke direction. • Dry suitable wood used to prevent excess smoke. wood cannot be sourced anywhere from the Wyreside estate - we do not want to disturb the natural ecology of the park and risk danger of scorching the ground or large uncut pieces being used which could be a fire hazard. • Use clear goggles if needed to prevent eye damage 	The owner of the chimenea
Heat from hot embers.	burning to skin & clothes	all	<ul style="list-style-type: none"> • When the fire activity is finished, the embers will be dampened and cooled with water and in the morning will be disposed of in the metal ash container near the children's play area. 	The owner of the chimenea



PLEASE RETAIN PAGES 1 - 5 - RETURN ONLY THIS SHEET – PAGE 6

I confirm that I have read and understood the terms and conditions of my membership (including the fire pit risk assessment) and that my membership may be terminated- without refund- if I or any of my party display any behavior that may impair the safety and / or enjoyment of any other guests and If I or any of my party cause any unlawful damage to the property of others or the property and reputation of the business known as Wyreside Lakes.

2025 SEASON: MEMBERSHIP NAME*

APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	
£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	£260 BY S/O	

Please sign below on behalf of yourself and any other members in your party if you agree to the terms and conditions outlined in pages 1 and 2 – sections 1 to 33.

***Owner Signature.....Print.....**

Wyreside Representative signature.....Print.....Date.....

Vehicle 1 – make / colour and registration.....

Vehicle 2 – make / colour and registration.....

***Caravan make and model.....**

***Caravan chassis number.....**

***Accommodation Berth of caravan.....**

***Contact email address.....**

***Essential Fields**