

# Hoseasons

## Lodges and Holiday Parks in the UK – Booking Conditions

### Basic Booking Conditions

Please read these conditions carefully. They set out the basis on which we arrange your accommodation and other services acting as an agent. 'We', 'us' and 'our' means The Hoseasons Group Limited (company number 00965389) trading as Hoseasons Lodges and Parks. We act as an agent in booking your lodge or park ('accommodation') and other services. Your contract will be with your accommodation or other services provider/owner (referred to as Owner from now on). As we act as agents when taking your booking, we accept no legal responsibility for any contract you enter into. In these booking conditions, 'you' and 'your' means all people named on the booking (including anyone who is added or replaced at a later date).

Please note that these Basic Booking Conditions do not include enhanced cancellation protection rights, and you will not be protected from your liability for up to 100% of your holiday costs in the event of cancellation. The additional Standard Booking Conditions offer enhanced cancellation protection upon payment of a fee, and are shown below in clauses 29 to 33 of these conditions. You are advised to upgrade to gain this protection and the peace of mind it brings. In making a booking, you warrant that you are 18 years of age or over and have the authority to accept and do accept on behalf of your party the terms and conditions set out below. Please note that if you do not choose the Standard Booking Conditions, then clauses 29 to 33 do not apply to your booking with the Owner.

**1. Making a booking.** All offers and bookings are subject to availability. We reserve the right to alter prices in our brochure or on the website, which may go up or down. We will advise you of the current price at the time of booking. Any payments for your booking you make to a travel agent authorised by us will be held by the agent on our behalf until they are paid to us for onward transmission to the Owner or refunded to you. A binding contract comes into existence between you and the Owner once we have received your deposit and we have issued a hire invoice and booking acceptance by e-mail, fax or post on behalf of your Owner. You must check your hire invoice and booking acceptance as well as all other documents we send you carefully as soon as you receive them. If any information appearing on any document appears to be inaccurate in any way, you must let us know straight away. We regret we cannot accept any liability to make changes if we are not notified of any inaccuracy in any document within 10 days of our sending it out (5 days for tickets). We, on behalf of the owner, have the right to refuse any booking before we send you your written confirmation. If we do this, we will tell you in writing and promptly refund any money that you have paid to us. In this case, neither we nor the owner will have any legal responsibility to you.

**2. Duration of your stay.** All terms are either per week (Saturday to Saturday\*) or per short break (start day as specified) for the accommodation as equipped and described. The usual check-in time is 4pm (subject to unavoidable delays). The check-out time (usually 10am) will be shown on your hire invoice. You are obliged to leave everything in a clean and tidy condition and you are responsible for any damage done or loss sustained during your stay.

Prices include VAT (where applicable) at the rates applicable at the time of printing and are subject to change if the rates or application of the tax changes. In the event of a change in the rate of VAT during the course of the year, your holiday will on behalf of the Owner be invoiced at the new amount of VAT unless you have already taken your holiday or paid the balance in full prior to the date of the change. \*For holidays of 7 days or more starting Sunday, Monday or Tuesday, the previous Saturday charges apply; for Wednesday, Thursday or Friday starts the following Saturday charges apply. For 3 or 4 night breaks which cover two price periods, the day in which you start your holiday determines the price you pay. For Sunday, Monday or Tuesday arrivals the previous Saturday short break price applies. For Wednesday, Thursday or Friday arrivals, the following Saturday short break price applies. For the Price Range panels, the low season and high season date ranges

are: Low Season: Jan 7 - Jun 1 2012, Sept 1 - Dec 21 2012.  
High Season: Jun 2 - Aug 31 2012, Dec 22 2012 - Jan 4 2013.

**3. Payment.** When you book you must pay the applicable deposit requested.

### Standard Deposit

Total Holiday Price	Deposit per Booking
Up to £150	£60
£151–£200	£80
£201–£350	£100
£351–£500	£125
£501–£1,000	£150
over £1,000	£200

If you choose to purchase our Personal Travel Insurance, we will use part of this deposit to pay your premium to the insurers. This means you don't need to pay us an additional amount at the time of booking to cover your insurance. If you do not wish to take out our Personal Travel Insurance, you must opt out when making your online or telephone booking. Your balance is due and payable by the date printed on your Hire Invoice (10 weeks before your holiday start date). For bookings made within 10 weeks of your holiday start date you pay the full amount when you make your booking. If the deposit and/or balance is not paid on time, we may cancel your booking. Please note that we pass on the charge (of up to 2.5%) made by the credit card company and a minimum charge of £2 is made per credit card payment. At present, there is no charge for debit cards. If your payment is not honoured for any reason whatsoever, we are entitled to make an administration charge of £26.

**4. Pricing.** We, on behalf of the Owner, may increase or reduce the prices of unsold products and services or correct mistakes in pricing at any time before we confirm your trip. We will confirm the price of your booking when you make it. As changes and mistakes can happen, you must check all details at the time of booking. We can pass on to you, in full, after we have confirmed your booking, all costs or charges the owner makes to us which are connected with your accommodation, including any price increases due to changes in the rates of currency.

**5. Offers with a low deposit.** Occasionally, we make offers giving you the chance to book properties with either no deposit or a deposit which is lower than usual. We will give you details of any extra terms that may apply to the offer before, or when you make your booking. You should read these with these booking conditions. If you book a property with either no deposit or one which is lower than usual, you also agree to pay the difference between the amount paid and the usual deposit, plus any travel insurance premiums due, either at the time the balance of your booking is due or, if you cancel, at the time you cancel the booking. If you cancel, you must also pay all other cancellation charges which may apply. Please see section 8 for details on cancellations. You will still have to pay any travel insurance premiums at the time of booking, if this is something you have chosen. We can also decide to extend any offer.

**6. Brochure and Website accuracy.** We aim to make sure that the information provided by owners is presented accurately on our website, in brochures and other promotional literature or material we produce and provide. There may be small differences between the actual property and its description. This is usually because the owners are always aiming to improve services and facilities. Occasionally, problems mean that some facilities or services are not available or may be restricted. If this happens, we will tell you as soon as reasonably practical after we become aware of the situation. We cannot accept responsibility for any changes or closures to local services or attractions mentioned in the brochure or on our website, by our advisers or advertised elsewhere. We make reasonable efforts to make sure that information we give you about your property and its facilities or services, as well as advertised travel and other services, is accurate and complete on the date given.

As we act only as agents for the Owner, we cannot accept responsibility for any inaccurate, incomplete or misleading information about any property or its facilities and/or services, except in the case of negligence by us.

**7. ABTA membership.** We are a member of ABTA, membership number Y0662. As an ABTA member we have to maintain a high standard of service to you under their code of conduct. We can also offer you an arbitration scheme to sort out any disputes arising out of, or in connection with, this contract. You can get more information on the code, and arbitration, on ABTA's website at [www.abta.com](http://www.abta.com).

The arbitration scheme is run independently by CEDR (Centre for Effective Dispute Resolution). It provides a simple and cheap form of arbitration where CEDR makes a decision based on documents alone. There is also a limit of costs you will be asked to pay. The scheme does not apply to claims for an amount of more than £5,000 per person. There is also a limit of £25,000 per booking form. It also does not apply to claims which are only for physical injury or illness, with a limit of £1,500 on the amount the arbitrator can award per person for minor injuries. CEDR must receive your application for arbitration and statement of claim within 18 months of the last date of your booking. Outside this time limit, arbitration under the scheme may still be available if we agree. However, the ABTA code does not say we have to agree to this.

For injury and illness claims, you may like to use the ABTA mediation procedure. This is a voluntary scheme and we have to agree for mediation to go ahead. The aim is to help you sort out your dispute in a quick and cost-effective way. You can ask us for details or go to [www.abta.com](http://www.abta.com). Or, you can write to ABTA Ltd, 30 Park Street, London SE1 9EQ or phone: 020 3117 0500.

### 8. If you change or cancel your booking.

**a)** Changes. Once a booking has been confirmed by us to you, should you require it to be amended or re-invoiced for any reason (including for example accidental loss of the original invoice) then, if we accept this change, a fee of £26.00 will be charged together with any costs or charges imposed by other service providers. Up to 10 weeks before the holiday start date you may change your accommodation to another one within the same park as your original booking and within the same calendar year, subject to availability and payment of the above fee and any outstanding difference in price. You may transfer your booking to someone else/another party (introduced by you) at any time providing you pay the administration fee of £26.00 and any outstanding balance. Note: Bookings may not be transferred to other parties after we have received notification of cancellation.

**b)** Cancellations. Telephone us immediately if you have to cancel quoting your booking reference or see your travel agent. Your cancellation is effective from the date we receive your telephone notification from you or your travel agent. Personal Travel Insurance premiums (if you have paid your balance) are refundable in full in case of cancellation, regardless of the cancellation reason. If you cancel, the following charges will be payable by you to us, (this may not apply if you purchase the cancellation scheme set out in clause 30 overleaf):

More than 56 days	Loss of deposit*
43–56 days	50%+
29–42 days	70%+
8–28 days	90%+
7 days or under	100%

\*If you book under a low deposit promotional offer, you will be responsible for payment of the difference between the amount paid and the standard deposit. If you have

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purchased our personal travel insurance and only paid your deposit at the time of cancelling, the amount retained is the full deposit.

+Please note: The cancellation charge applicable will be equal to the loss of deposit or the percentages shown, whichever is higher. If you are due a refund as a result of a cancellation, this will be paid within 30 days of receipt of your telephone confirmation of the cancellation.

**9. Cancellations or changes by the Owner.** The Owners do not expect to have to make any changes to your booking. However, sometimes problems happen and bookings have to be changed or cancelled or mistakes in brochures or other details corrected. The owner has the right to do this. If they do, we, on their behalf, will contact you (by phone if reasonably possible in the case of a significant change or cancellation – we will let you know about minor changes by post) as soon as is reasonably practical. We will explain what has happened and let you know about the cancellation or change. As agent, we regret we cannot pay compensation or any reimbursement of any expenses or costs you may incur as a result of any such cancellation or change.

**10. Force Majeure.** Neither we nor the accommodation Owner can accept responsibility or pay any compensation where the performance or prompt performance of the contract is prevented or affected by reason of circumstances which amount to "force majeure". Circumstances amounting to "force majeure" include any event which we or the owners could not, even with all due care, foresee or avoid. Such circumstances include the destruction or damage of your accommodation (which cannot reasonably be remedied to a satisfactory standard before the start of your holiday) through fire, flood, explosion, storm or other weather damage, break-in, criminal damage, riots or civil strife, industrial action, natural or nuclear disaster, fire, adverse weather conditions, war or threat of war, actual or threatened terrorist activity, epidemic and all similar situations beyond the owner's control.

**11. Our legal responsibility to you.** As we act only as an agent, for the owner we cannot accept any liability for any act or omission on their part or of anyone representing or employed by them. We cannot accept any liability for any problems or faults with or in any property as all properties are only controlled by the owners. Your contract with the Owner is governed by their terms and conditions, which may contain other limits on their liability. If you have any complaints about any services we provide (as opposed to any provided by the owner), you must let us know immediately in writing and in any event within seven days of the end of any arrangements booked through us. We regret we cannot accept any legal responsibility if you do not let us know. We will not pay more than the commission we have earned for the booking, plus any connected expenses you cannot recover from elsewhere, if we are found to be at fault in relation to any service we provide (as opposed to any service provided by the owner, for whom we are not responsible). We do not exclude or limit what we will be legally responsible for if death or personal injury is caused as a result of our negligence or that of our employees, or for any criminal act we may commit. Neither we nor the owner can be held responsible for noise or disturbance which comes from beyond the boundaries of the property or which is beyond the owner's control. We cannot be held responsible for the breakdown of mechanical equipment such as pumps, boilers or swimming pool filtration systems, nor for the failure of public utilities such as water, gas and electricity.

**12. Personal Travel Insurance.** You are strongly recommended to take out Personal Travel Insurance for your holiday. This is available from The Hoseasons Group Ltd which is authorised and regulated for the sale of travel insurance by The Financial Services Authority No: 312463. Summary details are shown in our brochure and on the website and full details of the cover provided will come to you with your Booking Acceptance.

**13. Disabilities and medical problems.** Many park locations and much of the accommodation we feature is unsuitable for visitors with mobility difficulties. To ensure the accommodation and location booked is suitable for visitors with a disability, it is essential that all booking requests from parties including people with special needs, give us full and clear details of those needs at the time of booking. We also require confirmation as to whether or not the disabled visitor will be accompanied on their holiday by an individual able to attend to all their requirements. If the owner reasonably feels unable to properly meet that person's particular needs, we must reserve the right on their behalf to refuse or cancel the reservation.

**14. Special requests.** If you have any special requests (e.g. for adjacent properties or apartments on a specific floor), you must let us know when you make a booking and confirm them in writing. Although we will try to pass any reasonable requests on to the owner, we cannot guarantee that any request will be met. Confirmation that we have noted a special request or passed it to the owner, or of the fact it is shown on your written confirmation or any other document, is not confirmation that the request will be met.

**15. Complaints or concerns.** If you want to complain, we, together with the owner, will want to take action to sort your complaint as soon as possible. Because the contract for your accommodation is between you and the owner, you should put any queries or concerns to them. It is essential that you contact the owner or their representative immediately if any problem arises so that it can be sorted out as quickly as possible. It is often extremely difficult (and sometimes impossible) to sort out difficulties properly unless the owner is told promptly. If you discuss the problem with the owner or their representative during your stay at the property, it can usually be sorted out straightaway. In particular, complaints which would only be temporary (for example, complaints on how the property has been prepared or the heating not working) cannot possibly be investigated unless registered during your stay. If you cannot contact the owner or their representative, or if you are not happy with their response, you should immediately contact us on the number shown on your confirmation. If, after this, you feel that the problem has not been dealt with to your satisfaction, you must, within 30 days of returning from your stay, put your complaint in writing to us. We will then pass this on to the owner. Send your letter by recorded delivery to our office at Sunway House, Raglan Road, Lowestoft, Suffolk, NR32 2LW. We have designed this procedure to make sure we can sort out complaints as quickly as possible. Please help us and the owner to help you by following this procedure. If you fail to do so, this may affect your entitlement to claim compensation if this would be appropriate. As we act only as an agent for the owner, we cannot accept any legal responsibility for your accommodation or personal property. If we help to sort out a complaint, we are doing so as a gesture of goodwill in our capacity an agent only.

**16. Number in your party.** The total number in your party must not exceed the capacity of the accommodation as advertised by us. Babies under 2 may or may not be counted as members of your party. You should check the policy of your chosen accommodation carefully before booking.

**17. Linen, Towels and Keys.** Except for cots, bed linen is provided. This may be duvets or blankets and sheets. Please take bed linen for cots with you as required. Towels are not normally provided. You may be asked for a security or key deposit at some holiday parks.

**18. Activities and facilities.** Your accommodation Owner reserves the right to alter or withdraw amenities or facilities or any activities without prior notice where reasonably necessary due to repairs, maintenance, weather conditions and circumstances beyond its control. The opening and closing dates of facilities are shown on each brochure entry and the website. Opening times may be limited outside the main holiday season.

### 19. Unreasonable behaviour.

We as agent for the Owner, or the Owners themselves, have the right to refuse to hand over accommodation if the unreasonable behaviour of anyone in your party is likely to cause offence to other guests or to members of staff. In such cases all hire charges paid will be refunded in full as quickly as reasonably practicable, the contract will be terminated and neither we nor the Owner will have any further liability. We/the Owners reserve the right to terminate a holiday after the keys have been handed over, if the unreasonable behaviour of anyone in your party is likely to impair the enjoyment, comfort or health of other guests or members of staff. In these circumstances, no refund will be given.

**20. Damage to Accommodation.** You are liable to the Owner for any damage caused in the accommodation during the period of hire. The accommodation Owner has the right to enter any accommodation (without prior notice if this is not practical or possible) if special circumstances or emergencies arise (for example if repairs need to be carried out).

**21. Party Type.** Group/Party Bookings. The organiser or leader of a group or party booking is responsible for providing the party details. Should you arrive at your accommodation with such a group without notifying us of the required details which we pass on to the Owner, the Owner has the right to refuse to hand over the accommodation to you.

**22. Security Deposits.** You may be asked for an additional deposit at the discretion of the Owner for some or all parties. This is payable on arrival and will be returned to you after your holiday, provided that your accommodation is undamaged, clean and tidy. We do not collect, hold or return security deposits.

**23. Your Pet.** You may bring your pet with you to many holiday parks at a charge of up to £80.00 per pet, per week. For short breaks, pets are charged at 66% of the weekly price. You must tell us that you are bringing a pet when you make your booking. You must bring your pet basket with you and ensure that your pet(s) does not lie on the bedding or chairs under any circumstances. Pets must not be left unattended in accommodation or elsewhere, and must be exercised on a lead and in the charge of an adult. Animals other than dogs can only be accepted with specific permission from the Holiday Park. Pets are not allowed in the central complex areas, clubs, shops, bars or swimming pool areas. In the interest of visitors' safety, and following government legislation, we are sorry we are unable to accept any dogs named under the Dangerous Dogs Act 1991 as amended from time to time, even where these types of dog are muzzled as required by government legislation. Some parks have additional exclusions, please check when booking.

**24. Assistance Dogs.** Registered assistance dogs are accepted free of charge at all locations, subject to the availability of suitable accommodation.

**25. Your Vehicles.** Your vehicles, their accessories and contents are left entirely at your risk. Neither the Owner nor we as agent are responsible for any loss or damage from or to any vehicle from any cause whatsoever. Parking and other regulations may vary from one Holiday Park to another.

**26. Car Ferry.** If you book a car ferry through us (acting as agent), you and all members of your party are subject to the terms and conditions of the ferry operator, some of which may limit or exclude the ferry operator's liability to you. Copies of these terms and conditions are available on request from ourselves or the ferry operator.

**27. Governing law.** Any dispute, claim or other matter which may arise in relation to your booking will be governed by English law and you must agree that any dispute will be dealt with by the courts of England and Wales.

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**28. Data Protection Policy.** To process your booking we will need to collect and process personal information. This may, for operational reasons, be held overseas. We may from time to time record phone calls to our contact centre. We do this for training purposes and to improve the overall quality of our service. For more detailed information about how we use personal information, please see our Privacy policy which you can find at [www.hoseasons.co.uk](http://www.hoseasons.co.uk).

We would like to send you information about products and services that we think will interest you. We may do this by post, phone, text message or email. If you would rather that we did not do this, please tell your sales adviser when you book. Or you can give us your preference as part of our on line booking process.

**29. Standard Booking Conditions.** These Standard Booking Conditions include a cancellation scheme if you are forced to cancel or cut short your holiday for any of a number of qualifying reasons. These Standard Booking Conditions which follow are additional to the Basic Booking Conditions above and should be read in conjunction with them. In these conditions some of the words and expressions used have specific meanings. These words are shown with capital letters at the start and their meanings are explained in clause 31 below.

**30. Standard Cancellation terms.** Subject to receipt of satisfactory documentary evidence, you will be entitled to a refund and a waiver of responsibility for any balance payment due for your accommodation (less a £51 administrative charge) if you cancel at any time after we accept your booking and before you leave home to start your Holiday, or you curtail your holiday at any time after you leave home and before your planned return to it on the holiday end date (provided that everyone in your entire party cancels or curtails their holiday, and the accommodation is left vacant), and your reason for doing so did not exist at the time of upgrading and is any of the following:

- the death, bodily injury, illness or admission to Hospital as an inpatient of you or any other person in your party; a Partner; or a member of your Immediate Family where the cancellation or curtailment is certified as medically necessary by a Qualified Medical Practitioner,
- compulsory quarantine of any person in your party or their travel being prevented by Government restriction following an epidemic;
- redundancy qualifying for payment under any applicable statute of any person in your party; which is notified to and received by you (or any person in your party) after your upgrade is accepted;
- Hi-jack of an aircraft or conveyance in which you/your party is travelling as a passenger;
- you or a person in your party being required for compulsory jury or witness service in a Court of Law in proceedings to be undertaken in the time between their leaving Home to start the Holiday and returning Home after the Holiday;
- unexpected posting by HM Forces or cancellation of leave by HM Police (unless the cost of the lost trip is recoverable from any other source) or compulsory quarantine;
- Police advising against travel due to adverse weather conditions;
- Police requiring a person in your party to attend following theft at their Home or usual place of business; or
- damage rendering the Home of any person in your party uninhabitable.
- The calculation of the amount due is as follows;
- if you have paid your balance, we will refund your deposit and your balance less a £51 administrative charge (booking condition upgrade, amendment and credit card charges are non refundable).

- if you have not paid your balance to us, we will refund your deposit less a £51 administrative charge (booking condition upgrade, amendment and credit card charges are non refundable) and waive your balance due.
- if everyone in your party curtails the holiday and returns home, we will give you a proportionate refund of the cost of the accommodation less a £51 administrative charge (booking condition upgrade, amendment and credit card charges are non refundable). The £51 administrative charge is to cover the costs and charges incurred in the process.

You will not be entitled to any refund or waiver of responsibility for any balance payment due if the cancellation is due to any of the following:

- War, whether declared or not;
- ionising radiation or contamination by radioactivity from any nuclear fuel or from any nuclear waste resulting from the combustion of nuclear fuel;
- the radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly;
- loss due to devaluation of currency or shortages due to errors or omission during monetary transaction;
- any person in your party deciding not to travel, or if already left Home, deciding not to continue;
- any person in your party's loss of enjoyment of the Holiday;
- any accident to or illness of any person in your party's family pet;
- adverse changes in any person in your party's financial circumstances or unemployment other than redundancy as described above;

If you have upgraded to our Standard Booking Conditions but your reason for cancellation is not listed as a qualifying reason or you are unable to provide sufficient documentary evidence, the charges set out in clause 8 apply. You will need to let us know immediately that the circumstances arise and provide us with all the information and documentation that we may reasonably require to assess your entitlement to a refund/waiver under the Standard Booking Conditions.

### 31. Standard booking condition definitions

- **Holiday** – any trip involving pre-booked travel or accommodation, devoted entirely to pleasure, rest or relaxation in the United Kingdom and booked through us.
- **Home** – usual permanent place of residence.
- **Hospital** – any establishment which is registered or licensed as a medical or surgical hospital in the country in which it is located and where a person in your party is under the constant supervision of a Qualified Medical Practitioner.
- **Hi-jack** – unlawful seizure or taking control of an aircraft or conveyance in which a member of your party is travelling.
- **Immediate Family** – means the Partner, or the child, grandchild, brother, sister, Parent, or grandparent of you or a person in your party, or anyone noted as next of kin on any legal document.
- **Parent or Legal Guardian** – a person with parental responsibility, or a legal guardian, both being in accordance with the Children Act 1989 and any statutory amendment modification or re-enactment of it.
- **Partner** – a spouse of, civil partner registered pursuant to the Civil Partnership Act of; or someone of either sex with whom you or a person in your party has been living as though they were their spouse for at least three months.
- **Qualified Medical Practitioner** – a doctor or specialist who is registered or licensed to practice medicine under the laws of the country in which they practice other than a person in your party or a relative of any such person, unless approved by us.
- **War** – means armed conflict between nations, invasion, act of foreign enemy, civil war, military or usurped power.

- **32. Standard Cancellation Procedure.** If a cancellation or curtailment situation arises for a qualifying reason, please contact us immediately by phone. You will also need to complete a cancellation form which will be supplied on request or can be downloaded from our website [www.hoseasons.co.uk/pdfs/2012cancellationform.pdf](http://www.hoseasons.co.uk/pdfs/2012cancellationform.pdf).
- You and your party must take ordinary and reasonable care to safeguard against loss, damage, accident, injury or illness
- All information provided to us must be complete and accurate
- You must supply the information using our cancellation form
- You will not be paid if you or your party do not comply with any obligation to act in a certain way specified in this clause or if they are dishonest
- All certificates, information and evidence provided by you shall be at your expense
- If you are due a refund, you will be paid in £ sterling within 30 days of receipt of valid documentary evidence (including medical and death certificates where appropriate).

**33. Upgrade charges.** To upgrade to our Standard booking conditions, the following upgrade charge is payable:

Holiday price per week or short break	Cancellation Scheme Charge price per week or short break
up to £150	£13
£151 to £200	£17
£201 to £250	£21
£251 to £300	£26
£301 to £350	£31
£351 to £400	£36
£401 to £450	£41
£451 to £600	£46
Over £600	£51

If the Standard Booking Conditions do not meet your requirements, you may downgrade to the Basic Booking Conditions within 10 days of receiving your hire invoice as long as you have not cancelled your holiday and no member of your party has left home to commence the holiday booked.

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This was published in October 2011 and the prices and booking conditions it contains replace all those previously published.

Prices and booking conditions may change. Please see our website for the latest details.

The Hoseasons Group Limited trading as Hoseasons Lodges and Parks

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