



Terms and Conditions

DEPOSITS AND BOOKINGS

A deposit of 25% of the total booking cost is required to guarantee all bookings and without it your reservation is NOT confirmed. Deposits can be made by a valid Debit/Credit Card or by Bank Transfer.

Please call or email us within 48 hours of booking online to arrange payment of the deposit. Failure to do so will constitute a loss of your booking. Payment of the balance is due at check-in.

CHECK IN/CHECK OUT TIMES AND BREAKFAST TIMES

Check-in is from 4:00-6:00pm. Check-out is by 10:00am.

Breakfast is from 8:00-9:00am.

CANCELLATION POLICY

We respectfully remind guests that a reservation made by telephone, e-mail or in writing constitutes a legally binding contract between themselves and Broadway Barn Properties.

In the event of last minute cancellations, alterations or reduction in the number of nights just before or after your arrival, we reserve the right to ask you for payment to compensate for the loss of revenue.

Broadway Barn Properties is not in a position to enquire into, or confirm reasons for, cancellation. Therefore this policy covers all cancellations without exception, and we will make charges accordingly to the customer's credit or debit card.

Cancellations will charged a percentage of the balance due as follows:

Broadway Barn Bed & Breakfast

Up to 72 hours before arrival - **No Charge**

72 - 24 Hours before arrival - **25% of balance on nights booked**

Under 24 hours before arrival - **50% of balance on nights booked**

Reduction of nights after arrival - **50% of balance on cancelled nights**

For a cancellation between 72 hours and arrival we will endeavour to re-sell the room for the period booked. If partly successful we will charge 50% of the total balance due on the unsold days from that period.

Self-catering properties – Broadway Cottage, Broadway Villa and Rose Lane Cottages

Up to 7 days before arrival – **No Charge**

7 days – 48 Hours before arrival – **50% of balance on nights booked**

Under 48 hours before arrival – **75% of balance of nights booked**

For your protection, and to fulfil your contract with us, we strongly advise you take out suitable holiday cancellation insurance to cover any such eventuality.

Why this Cancellation Policy?

Room cancellation in a large hotel amounts to less than 2% of the total capacity of the hotel and therefore any cancellation has little effect on their overall business for any particular day. In the case of a small Guesthouse or Bed & Breakfast any cancellation represents a far greater proportion of the business.

WEDDING PARTIES

For all wedding parties we require a damage authorization of £250 on a debit/credit card.

KEYS

All keys not returned within 3 days of checkout will be charges at £25 per key

SMOKING

Smoking is not permitted inside any of the Broadway Barn Properties.