



Terms and Conditions

Prices: The price includes accommodation and breakfast. We accept the following forms of payment: Cash, debit and credit cards (Not Amex or Diners cards), personal cheque supported by current bankers card.

Booking: We do not ask for deposits for short stays of 1 or 2 days but will securely hold your card details (not on computer) against the reservation. Longer stay bookings may require a non-refundable deposit. Non arrival without prior cancellation in accordance with the terms will result in a charge to the card, which may be for the full number of nights, and/or if we are unable to relet the room/s.

Cancellation and Insurance: Once you have booked your stay, our agreement is a legal contract and any deposit you may have paid is non-refundable. If you need to cancel please contact us immediately. For cancellations made up to 7 DAYS before your booking you will not be liable for the total balance. For cancellations made after this time or by failing to take up the booking without cancelling you may be liable for the total amount. If you fail to arrive within 24 hours of the first day of a visit and have not informed us that you are delayed the entire booking shall be considered to have been cancelled and the standard cancellation charges shall apply.

We recommend that you take out cancellation insurance to cover this situation, which is inexpensive.

Non-availability: We would only cancel your booking if your accommodation was unavailable for reasons beyond our control. We would attempt to offer you alternative accommodation, however if this was not possible or unacceptable to you, then we would refund all monies paid by you. Our liability would not extend beyond this refund.

Arrival time: From 16.00, or earlier by arrangement. Arrivals after 22.00 must be agreed in advance.

Departure: 10.30 am unless otherwise arranged. Your bill for the accommodation (less any deposit paid) and any extras or services taken during your stay is payable on departure. Once payment has been made your stored card details are destroyed.

Damage and Breakages: You are responsible and liable for any breakages or damages which you cause to the accommodation or its contents. Please report these as soon as they occur, we do understand that accidents can happen. We do not normally charge for minor incidents, but you will have to pay for repair or making good if the damage or breakage is significant.

Liability: We do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

Pets & smoking: We do not accept pets and are totally non-smoking. Smoking is permitted in the outside grounds.

Data: Any data gathered during the course of this booking may be held on computer. We do not share your information with any other parties, but may use it to contact you to let you know about special offers or other information about us in the future. If you do not wish us to keep your details or to contact you please let us know.

Brian and Barbara Palmer

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