

If you would like to book a holiday with us, just call to confirm availability for the dates you require (07973 683722) and then return this booking application form completed together with your deposit/full payment (we take cheques, or bank transfers)

Strand House 2026 Tariff

- Prices per week per apartment sleeping 4 people. Max 6 people with supplement per head £50.
- Prices for short breaks are available on application.

07 March – 12 June	£995.00
13 June – 4 September	£1145.00
5 September – 23 October	£995.00

- Please note the apartment is **strictly non-smoking: no smoking inside (nor within 5metres of the house outside)**, and no pets allowed.
- Prices include all bed linen, heating, hot water and electricity. Towels are provided but please bring your own beach towels.
- Wifi is supplied on a free unobligated basis and terms agreed prior to login. This facility is not guaranteed nor supported through the property owners.
- All bookings are Saturday to Saturday (unless an alternative timing is agreed). Apartments are available from 2.00pm on the day of arrival and must be vacated by 10.00am on departure. (Please confirm if you plan to arrive later than 3.00pm on your arrival date).
- Please note off-road car-parking spaces are limited to one car per apartment unless by agreement in advance. Car parking is at your own risk.
- Please let us know if you have any special requirements.

Mr & Mrs A Johnston, Strand House, 17 The Strand, Ryde, Isle of Wight PO33 1JE Tel: 07973 683722

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Booking Application for Garden Apartment:

Name						
Address						
Email				Postcode		
Telephone (Home)				(Work/ Mobile)		
Number of weeks required						
Arrival date (2.00pm):			Departure date (10.00am):			
Number of persons:	Adults		Children		Infants	
<i>Please provide full names of all members of the party, including age for anyone under 18 years old:</i>						

I enclose cheque payment with this form [**made payable to Mr A Johnston**] and have read and understood the Conditions of Hire provided accepting all terms, including terms for the use of WiFi (see pages 2-4):

DEPOSIT (50% of the total accommodation cost) **OR**

FULL PAYMENT (if paying less than 8 weeks prior to the holiday start) £ _____

PLUS SUPPLEMENT (per head £50 for extra guests. Max occupancy is 6) £ _____

PLUS SECURITY DEPOSIT (Refundable, required against loss/damage) £ 100 _____

TOTAL AMOUNT OF PAYMENT ENCLOSED £ _____

SIGNED (Hirer aged over 25) _____

NB. We have an access statement available on request as well as large printed information: please telephone 07973 683722

Strand House conditions of hire including use of WiFi

- (1) The hire contract is strictly for holiday lets only and cannot exceed 21 days in duration. The contract is between the Hirer and the Property Owners and is subject to the conditions below:
- (2) A provisional booking can be made by telephone and must be confirmed within 7 days by the Owners receiving the required payment and deposit. Provisional reservations will be cancelled after 7 days if the booking form and payment is not received, without further reference. All parts of the booking form must be completed. No more than 6 people (inc infants) may occupy an apartment. All guest names must be provided. For bookings made more than eight weeks prior to the holiday date a deposit of 50% of the total accommodation price is required. Balance of payment (including security deposit) must be sent eight weeks prior to the booked holiday. Reminders are not sent out and if the balance is not received within this period then the holiday is deemed to be cancelled. For bookings made less than eight weeks prior to the holiday date, the total amount payable must be received within 7 days.
- (3) The apartments are available strictly on a holiday letting basis and not for any other purpose. The maximum number of days for any one letting is 21 days.
- (4) The number of people staying in the apartment shall not exceed the number stated on the booking form. The hirer, who must be aged over 25, must be present during the holiday and cannot sub-let the accommodation or transfer the booking to any other party. No stag or hen parties are permitted.
- (5) The holiday apartment will be available between 2.00pm and 5.00pm on the Saturday of the holiday commencement date and must be vacated by 10.00am latest on the Saturday of holiday departure.
- (6) The property must be left in a clean and tidy condition by 10.00am on the day of departure and security deposits will be posted to the hirer, but after the property has been cleaned and checked at the end of the stay of the hirer. Any extra cleaning charges and costs of repairs or replacements shall be deducted from this deposit.
- (7) The property is **strictly non-smoking** and this relates to the entire property: Outside, no smoking is permitted within 5 metres of the house. If the owners find any evidence of smoking the security deposit will automatically be retained and further compensation may be sought by the owners.
- (8) The property is fitted with sophisticated fire safety alarm systems to protect everyone in the building. These alarms are tested weekly. The alarms cannot be disabled and any attempt to interfere with alarm functioning will mean automatic forfeiture of the security deposit. This includes removal of plug-in bedroom emergency light torches which must be left in situ.
- (9) The hirer must not leave any domestic appliance or heated appliance switched on when they are out or overnight sleeping. This applies to any chargeable devices with batteries including all mobile phones and computers. Mobile phones must not be charged with anything other than the phone manufacturer supplied/approved charging unit and must not be left charging under pillows/covered. Scooter/mobility lithium-ion batteries must not be charged anywhere within the apartment.
- (10) Oxygen tanks and explosive cannisters for medical purposes cannot be brought onto the premises without the owners written prior consent (due to fire regulations). Our access statement is available online and should be viewed in the event of any disability of the hirer/guests staying prior to booking: <https://strandhouse.co.uk/files/Accessstatement2025.pdf>
- (11) No pets are allowed.
- (12) Off-road car parking spaces are limited to one space per apartment unless by prior agreement at the time of booking. Parking is at the hirers own risk.
- (13) Cancellation fees will apply if the holiday is cancelled. Notice of cancellation must be provided in writing. For cancellations of 8 weeks notice or more the deposit booking fee paid will be refunded subject to the Property owners being able to re-let. For cancellation notice of less than eight weeks, the deposit amount will not be refunded and the balance (ie. 50% of the total accommodation fee paid) will only be refunded if it is possible to re-let the accommodation. Every endeavour will be made by the property owners to re-let the property in the event of cancellation.
- (14) Personal travel insurance whilst on holiday and using the property is the sole responsibility of the hirer for all members of the party and visitors to the apartment.
- (15) The property and its facilities are as published in the brochure and website and the dates will be available as booked. In the unlikely event that the booked apartment is not available, through events arising out of the control of the owners, then it is possible that the owners may cancel the booking. The hirer will be advised of any such circumstances as early as possible, and will (where feasible) be offered, alternative accommodation of a similar standard and price. If this is not possible, or if the alternative offered is unacceptable, then the owners will refund all monies paid to Strand House in full – but the hirer shall have no further claims against the owners.
- (16) Bed linen is supplied for double and single beds only. Towels and tea towels are supplied but not beach towels.
- (17) WiFi is provided by the owners on a free unobligated basis. This facility is not supported nor guaranteed by the property owners. Account login details will be sent via text on the day of arrival and the hirer accepts our WiFi terms of use included below and will be responsible for all users in the apartment who are deemed to have accepted our WiFi terms.
- (18) The property owners or their representative shall be allowed the right of entry at all reasonable times for inspection, repair or maintenance purposes.
- (19) All apartments are inspected weekly by the owners. If there is any complaint, the hirer should immediately contact the owners or caretaker who will attempt to resolve the problem. Complaints reported after the holiday has finished, when there has been no obvious opportunity for the owners or caretaker to investigate the complaint and endeavour to put it right during the holiday, will not be considered.
- (20) The owners cannot accept liability for happenings outside their reasonable control, such as breakdown of domestic appliances, plumbing, wiring, damage resulting from exceptional weather conditions, resulting in loss, injury or accident.

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- (21) The owners liability shall not exceed the amount actually paid as rental by the hirer for the accommodation hired. It is an express condition that the owners cannot be held responsible for any accident, loss or damage which may be sustained by the hirer or any member of his party or visitor or their property however caused.
- (22) The owners reserve the right to amend prices quoted in publications or websites, due to any errors or omissions.
- (23) At the moment there are no Covid-19 restrictions in the UK - check <https://www.gov.uk/coronavirus> for the latest advice.

WiFi- Terms and Conditions at Strand House

(24) 1. Internet Services:

- (25) 1.1 This property ("we" / "our" / "us") provides you with access to the internet comprising of a wireless service in most areas of the self catering accommodation at Strand House. By accessing the service by whatever medium you are agreeing to obey the terms and conditions listed below (the "Terms"). If you do not agree to the terms, please do not access the service.

(26) 2. Fair Use:

- (27) 2.1 We would like to ensure that all of our guests have an enjoyable internet experience whilst staying with us. We have, therefore, implemented a 'fair use' policy to ensure that we can continue to provide a fast and reliable service.
- (28) 2.2 We may monitor the performance of our network and the use of it by our guests. If we notice that a guest is using it in excess of what is expected from reasonable normal use and where such excessive use is affecting other guests, particularly during busy times, we may restrict usage. If you do not use file sharing software or download large files from the internet then you should not be affected by our fair use policy. However, if it becomes clear that heavy downloading, peer-to-peer networking, or excessive streaming (i.e. more than simply streaming programme content from websites such as BBC iPlayer, 4 On Demand, or itv.com) is taking place then we may contact you to ask you to reduce your use to allow our other house guests to share the system fairly. If you continue to do so, or if you persistently exceed normal use to the extent that it affects our network and other user's enjoyment of the service, then we reserve the right to restrict or deny you access to the network.

(29) 3. Our Obligations to You:

- (30) 3.1 We will use our reasonable endeavours to help provide you with free, uninterrupted service 24 hours a day. We will not be liable however, for any reason if the service is not available at any time for any period, nor for any loss of data or damage to the equipment you suffer as a result of using our service. We may suspend access at any time and for any reason, including routine or emergency maintenance. For this reason we strongly recommend that you regularly save any work you are doing whilst using the service.

(31) 4. Your Obligation to Us:

- (32) 4.1 The service we provide is intended to be used for general purposes and not for commercial use, including accessing the World Wide Web, email, messaging services and chat rooms. You undertake to us that you will use the services responsibly and that you will behave in a lawful, honest and proper manner when accessing the services. Without prejudice to any other provision of this agreement, we may terminate your use of the service at any time without notice if we become aware of any behaviour that has a negative effect on our equipment or network or the use by other customers of our equipment or network or the internet in general, or which damages, or has the potential to damage, our reputation.
- (33) 4.2 Without prejudice to the generality of paragraph 4.1 above, you may not: use the service for any illegal purpose (including but not limited to breaching any intellectual property or computer misuse legislation and downloading or uploading any illegal material); send any unsolicited commercial email (or "spam") or any activity relating to it; carry out any "hacking" activities such as attempting to access systems without authorization or carry out denial of service attacks.

(34) 5. Data Protection

- (35) 5.1 You may be required to provide us with certain personal information. We will use such personal information in accordance with relevant data protection legislation. You warrant and undertake to us that all of the personal information you provide us with is complete and accurate. We will not disclose any personal information which is provided by you during the provision of such services to you to any third party without your permission, other than
- (36) 1. To any subcontractors or agents engaged by us to provide any support or administration, facilities management or similar services (subject to the subcontractors and /or agents undertaking to keep such personal information confidential.
- (37) 2. To any company or organisation to which we transfer our responsibilities to provide these services and products to you or
- (38) 3. Where required by law or made in connection with legal or regulatory proceedings
- (39) 5.2 We may log traffic data to assist us with the implementation of our terms and conditions and our fair use policy, although it is our policy to respect your privacy.

(40) 6. Breach of Agreement

- (41) We shall investigate any suspect breach of the agreement by you, and reserve the right to take such action as we, in our sole discretion, deem appropriate, including suspension or withdrawal of the service with immediate effect and without notice to you.

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(42) 7. Disclaimer

- (43) 7.1 You acknowledge that use of the service is entirely at your own risk.
- (44) 7.2 The service is provided on an "as-available" basis, and to the fullest extent permitted by law we hereby exclude all and any warranties or conditions of any kind, whether express or implied, in respect of the service and the content or data obtained or downloaded from it.
- (45) 7.3 Without prejudice to the foregoing generality we do not warrant that the service will be uninterrupted, timely, and secure of error free at all times or will meet your requirements; and we are not responsible for security, integrity, accuracy, suitability or completeness of any information that you transmit or receive while using the service.
- (46) 7.4 The disclaimer within this paragraph 7 does not affect your statutory rights as a consumer.

(47) 8. Liability

- (48) 8.1 Nothing in this agreement serves to exclude or limit our liability for death or personal injury cause by our negligence.
- (49) 8.2 Subject to paragraph 8.1 we shall not be liable to you in contract, tort or otherwise arising in connection with this agreement for any economic losses (including, without limitation, loss of revenue, profits, contracts, business or anticipated savings), any loss of goodwill or reputation, any special, indirect or consequential losses or any destruction or loss of data.
- (50) 8.3 If any part of the service is not available to you through no fault on our part or where the failure, suspension or withdrawal of the service is beyond our reasonable control, we shall not be obliged to pay any compensation to you.
- (51) 8.4 You will indemnify us against all and any losses or claims arising from any breach of the agreement by you, and against any claims or legal proceedings arising from your use of the services which are brought or threatened against us by another person.

(52) 9. General

- (53) 9.1 We reserve the right to amend these terms and conditions at any time.
- (54) 9.2 You acknowledge and agree that all intellectual property rights (including, but not limited to, copyrights (including rights in software), trademarks, database rights, patents and inventions) in and relating to the service are owned by us and our licensors or contractors. Nothing in this agreement operates to transfer any such intellectual property rights to you.
- (55) 9.3 We reserve the right to assign or sub-contract any of our rights and obligations under this agreement without notice to you.
- (56) 9.4 If any provision of this agreement is found to be unenforceable by a court of competent jurisdiction, the other provisions shall nevertheless remain in full force and effect.
- (57) 9.5 This agreement is governed by the laws of England and the parties hereto submit to the non-exclusive jurisdiction of the English courts.

BY USING OUR FREE WiFi SERVICE TO ACCESS THE INTERNET YOU WILL BE DEEMED TO HAVE READ, UNDERSTOOD, ACCEPTED AND AGREED TO BEING BOUND BY THE FOREGOING TERMS AND CONDITIONS OF USE.