



CELTIC WOODLAND HOLIDAYS

Croeso / Welcome

Thank you for booking your stay at Celtic Woodland.

On arrival, you will be able to park your car on the yard while you check in at the reception. There is no parking outside the glamping pods as they are situated in the woodland. Once checked in please leave your car parked at your designated car parking space.

Inside the woodland pod there is a small kitchen unit which comprises of a camping stove, sink, log burner and seating. There is a selection of kitchen utensils which includes sauce pans, frying pan, cutlery and tableware. There is also an outdoor BBQ area for disposable BBQ's.

There is a common room with DVD player and games and Wi-Fi access in the amenity block along with a shared BBQ area, pizza oven plus there are fire pit areas on site.

What you may need to bring with you.

- **Bed linen or sleeping bags to include duvet and pillows.** (linen and quilt packs are available for £10)
- **Towels.** (towel packs are available for £10)
- **Appropriate footwear for walking in the woods.**
- **A torch.** (Lighting in the pods and buildings only)
- **Binoculars for nature watching.**
- **Food provisions.**

We hope you enjoy your stay with us and your time spent in Beautiful Mid Wales.
Leigh, Nic and Family.

Access Statement for Celtic woodland holiday park

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Introduction

Celtic woodland holiday park is situated in Road wood which is SW of the town of Builth Wells. The woodland park is in the countryside but only 1 mile from the town centre.

The woodland site is situated on a hill with a gradual approach from the town. At the site we offer camping pod and log cabin self-catering accommodation.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01982553022 or email enquiries@celticwoodlandholidays.co.uk

Pre-Arrival

- We are situated 3 miles from nearest railway station which is at Builth Road.
- Local taxi cabs are available on request.
- Busses do operate from Builth Road Village Post office and information time table can be found at http://www.cartogold.co.uk/Powys_Bus/timetables/45.pdf
- We offer a collection service from either Builth Road railway station or from the Groe car park in Builth Wells town centre.
- National cycle route 43 passes next to the woodland.
- **Arriving by road.** Traveling from the west and North follow the A483 to Builth Wells, from the South and NW follow the A470. From the East follow the A481. **Once in Builth Wells turn onto Hospital Road opposite the Greyhound Hotel, follow this road and take a left turn uphill to Maesmynis, we are then immediately on your right.**
- All roads leading to the park are paved roads.

Car Parking and Arrival

- When entering the woodland site the roads are stone and gravel, Follow the signs to the reception/office up a steep hill on the left.
- For those arriving at night there is lighting on the road.
- Ty Coeden and camping parking is a flat stoned area near the site entrance.
- Glamping pods have a separate carpark.
- The path from the car park to the reception is on a gradient and there are steps and path with handrail.
- From the car parks to the glamping pods there are gravel paths which also connect the reception and amenity block.

Reception

- The reception is situated in the amenity block which has wheelchair access.
- The entrance door has a 900mm / 3ft opening.
- Once inside it is level throughout.
- There is an outside seating area next to reception or inside on wet days.
- The floor is stone tiles and oak flooring.
- The reception area has lighting inside and outside.
- At the reception, you find all relevant information needed for your stay.

Glamping pods

- The glamping pods have gravelled pathway leading to a covered porch entrance. There is a mixture of steps and ramps onto the pod porch areas.
- The pathways lead throughout the woodland and the amenity block.
- All glamping pods have outside decked areas.
- There are handrails surrounding all decking areas where needed.

Ty Coeden

- Ty Coeden has a gravelled pathway leading to it.
- The pathway is throughout the woodland and amenity block.
- The main entrance to Ty Coeden is situated at the top of a flight of stairs.
- The bedrooms have stairs to access them.
- Ty Coeden has outside decked area.
- There are banister rails all around Ty Coeden.
- Ty Coeden has its own compost toilet.

Camping

- Camping pitches are situated in the woodland.
- Camping pitches have a gravelled pathway to access them.
- Pitches are raised all weather pitches.
- There is a step to access the pitch.
- Pitches are 3.5m X 5m
- There is no car parking at the pitches.
- Each pitch has its own bricked stand for disposable BBQs and picnic bench.

Toilet & Washing Facilities

- There is an amenity block onsite accessed by the woodland pathways and reception area.
- In the amenity block, there are shower and toilet facilities for women consisting of sinks, showers and toilets.
- There are facilities for men consisting of urinals, toilet and showers.
- The men's and ladies' toilets are 16" / 400mm from the floor, the shower trays are 40mm / 1 1/2" from the floor. The sinks are 900mm 35" from the floor.
- There is a disabled shower room with a wheelchair friendly shower, toilet and sink, all with grab rails. The sink is 720mm / 28" from the floor, the toilet is 450mm / 18" from the floor.
- There is an emergency alarm cord with light in the disabled shower room if needed.
- There are also baby changing facilities in the disabled shower room.
- All lighting is LED down lighters and are on censors in the shower rooms.
- The flooring in the shower rooms are all level and are covered of an anti-slip vinyl.
- There is a kitchen facility with a microwave, kettle and fridge available for use.
- The amenity entrance way and kitchen have a level stone tiled floor.
- All doors in the amenity block apart from the disabled shower room are 840mm / 2 ft. 9ins
- The door into the disabled shower room is 900mm / 3ft

Woodland Sauna

- The sauna is situated in the woodland. There is a gravelled pathway leading to it.
- The sauna is wood fired, all wood is provided for it.
- The sauna has a covered decked area with 2 steps to access it.
- Terms and conditions and medical forms are required to be completed to use the sauna.
- Times are allotted for the sauna at reception during check in.

Grounds and Garden

- The grounds are on a gradient as the woodland is on a hill side.
- There are gravelled pathways around the woodland site.
- All pathways and trails are sign posted and are made of firm well-trodden gravel.
- Around the wood just off the pathways there are communal seating areas.
- There are man-made ponds in the woodland.

Conference, Meeting and Common Room

- The Common room is situated in the amenity block and reception area.
- The entrance to the building has wheelchair access and the door is 900mm / 3ft wide.
- The walkway to the common room has LED down lighting with level stone tile flooring
- The door into the common room is 840mm / 2ft 9ins wide.
- The floor in the common room is level oak flooring.
- There are two exits. One being onto a covered balcony which has a 100mm / 4in step down. The other being out onto a paved step.
- Wheelchair access to the common room is via the main walkway.
- The meeting room has LED down lighting and wall lights.
- Furniture is stored away and laid out on request.
- The nearest toilets are on the same level less than 10m away.
- Additional Information
- There is a fire awareness plan on arrival showing the do and do not's in the woodland, also showing fire alarm plan.
- There are fire points around the wood show the assembly points and alarm stations.
- There is also an evacuation plan on threat of tree falling in gale conditions. These will be given in the arrival pack.

Contact Information

Address: Celtic woodland holiday park, Road wood, Maesmynis, Builth Wells, Powys LD2 3HP

Telephone: 01982553022

Email: enquiries@celticwoodlandholidays.co.uk

Website: www.celticwoodlandholidays.co.uk

Grid Reference: SO 0288550308. LAT.52.142930, LONG.-3.420182

Hours Of Operation: 9am-1pm Mon-Fri

Local Carers: Powys carers 01597 823 800

Local Equipment Hire: Mountain bike hire 01982 552923 Mobility hire 01597 824734

Local Accessible Taxi: Woods Taxis 01982 552709 Dowse's Taxis 01982551159

Local Public Transport: http://www.cartogold.co.uk/powys_bus/Powys_English.html

<http://www.traveline.cymru/>

<http://www.arrivatrainswales.co.uk/HeartofWales/> 03333 211202

Guest Booking Terms & Conditions

Thank you for booking a holiday with us in our accommodation at Celtic woodland. Your booking and payment (of the deposit or full amount) for your accommodation(s) is your acceptance of these Terms and Conditions. Bookings can only be made if you are at least 18 years old. All bookings are provisional until confirmed by us.

1. Who we are.

We/us in these terms and conditions are Celtic woodland holidays, Road wood, Builth Wells, Powys, LD2 3HP. You are the guest when you have booked with us and you are solely responsible and liable for all your own family/friends or other guests whom you invite to stay or visit you while you are on our site (invitees).

2. Type of bookings permitted.

Bookings made via email or phone contacted through our or our agents website and are for private holidays. For Whole Site bookings see condition 16 below.

(a) Arrival - You must arrive after 4pm and preferable by 6pm on the date of arrival (ie Friday, if you have a weekend booking) as we have guests leaving prior to that time. For those of your invitees who arrive after 6pm, please arrange for someone to meet and show them to the site or ask them to follow our direction signs.

(b) Departure - you and your invitees must depart from your accommodation by 10am on the departure date (ie 10am on Monday, if it's a weekend booking), unless pre-arranged, as we have other guests arriving later the same day.

(c) Clearing-up - You must organise all clearing up after your booking so that the site and accommodation is clean and tidy. Please put all rubbish and recyclables for disposal in the bins provided. We reserve the right to charge for overstays and rubbish clearance.

3. Prices, Booking and payments

(a) Prices on our website are not binding, but prices stated in any correct booking confirmation email you receive from us (save for obvious or manifest error) will be honoured as shown. The price of your accommodation(s) is based on the date of your booking and/or other circumstances relevant to the nature of the site booking.

(b) Your booking will be held upon payment of a non-refundable deposit of 50% or payment in full. Deposits are payable only when booking more 30 days in advance of your arrival date. Any booking less than 30 days in advance of your arrival date must be paid in full immediately and all balances must be paid within 30 days for us to continue to hold your booking.

(c) Where a deposit has been paid, the full balance will be due 30 days in advance of your arrival date. You may receive a reminder from us but it is your responsibility to pay on time. If you are unable to pay the balance before the stated due date, you will forfeit your deposit and your booking will be cancelled but we will endeavour to contact you prior to any cancellation.

(d) Payment may be made by Cheque, bank transfer.

(e) On receipt of your payment, a booking confirmation will be emailed to you. If you have not received your booking confirmation please notify us as soon as possible. When you receive your confirmation email, check the details are correct and notify us immediately if there are any inaccuracies.

(f) Should your booking be effected by the coronavirus pandemic your booking will be covered by our coronavirus policy.

4. Cancellation and Insurance

- (a) Cancellation by you at any time will result in your deposit being forfeited, as all deposits are non-refundable.
- (b) If all monies have been paid in full (deposit and balance) and you cancel at a date 10 weeks or more before your arrival date, only your deposit is forfeited and the balance will be returned to you, less any admin charges. Should we re-fill your holiday slot, we will also refund your deposit, minus any associated costs.
- (c) If all monies have been paid in full (deposit and balance) and you cancel at a date within 10 weeks of your arrival date, all monies paid for the booking are non-refundable.
- (d) If the location of your booking is inaccessible due to adverse conditions or for any reason beyond our control, your booking can be deferred to a later date subject to availability and at our discretion.
- (e) We may, without liability and without refund to you, cancel your booking if we are made aware or discover that the nature of your booking is inaccurate and/or contravenes our booking conditions.
- (f) We reserve the right to cancel bookings at any time prior to arrival. Monies paid will be fully refunded.

5. Alteration

- (a) Alterations to your booking can only be made more than 10 weeks prior to the arrival date, after which time alterations will be treated as cancellation. All alterations may incur a £30 administration fee and are subject to availability and at our discretion. Basic alterations such as number in party, can be made free of charge.
- (b) Differences in the total amount payable resulting from alterations will be refunded to you in the case of a decrease in price and paid by you in the case of increases in price.

6. Information

Information on our website is correct to the best of our knowledge, but circumstances outside of our control may cause it to become inaccurate. We apologise for any inconvenience that may result from this.

7. Noise and behaviour

- (a) Please be respectful of other guests and keep noise to a reasonable level, especially after midnight. We have a noise curfew of 11pm. Any guests creating excessive noise, resulting in more than one complaint, after then will be asked to leave without refund.
- (b) You undertake that you and your invitees will behave in a proper, appropriate and legal manner with due respect to us, our other guests on site, our employees or agents, the site, buildings, animals, neighbours and any third parties on our grounds or to our and their property. If you or any of your invitees behave inappropriately or improperly (of which we shall be the sole and final judge on our site) or illegally, we reserve the right (with or without the intervention of the police depending on the nature of the behaviour) to ask you and/all of your invitees (at our sole discretion) to leave the site and our grounds before the end of the booking period. No refund will be given in these circumstances. In addition, we reserve the right to sue you and/or any of your invitees for any loss, damage or injury caused to us, our employees or agents, the site, the buildings, any animals or other property owned by us or our other guests/third parties and/or their property.

8. Responsibility and Liability

- (a) By booking our accommodation(s), you confirm that you take sole and exclusive responsibility for your own safety and wellbeing and that of your invitees and are solely and exclusively responsible for use of the accommodation, site, climbing trees, going near woodland machinery and site yard plus any other activity or hazards on or adjoining our land and that you have booked entirely at your own and your invitees own risk. You are solely responsible for advising your invitees of this.
- (b) We accept no liability for accident, loss of property or personal injury to you or your invitees during your/their stay at the site or on our grounds.
- (c) We will not be liable for any act, neglect or default on our part or on the part of any other person not within their employ or otherwise under our control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which you or any of your invitees or any other person may suffer or incur arising out of, or in any way connected with your booking unless we are held to be solely and directly responsible for the same and such liability has not been limited or excluded elsewhere or may not be under the governing law. In addition, we accepts no liability for loss of or damage to your or any of your invitees possessions on our site, buildings, property, land or grounds.
- (d) Nothing in these terms and conditions excludes or limits our liability:
 - (i) for death or personal injury caused by our negligence.

(ii) for any matter which it would be illegal for us to exclude/limit or attempt to exclude/limit our liability.

(e) We will not be liable for any force majeure or other event outside of our control which cancels your booking or cuts short your booking if the event occurs while you are here. We will endeavour to offer you relocation or at our sole discretion.

(f) We may have additional guest/invitee conditions from time to time which must be observed specific to the site, property, grounds or location (eg health & safety, fire, etc) which you and your party of guests/invitees undertake to comply with. (g) Guests & invitees park at Road wood at their own risk. We cannot accept any responsibility for damage to guests or invitees, or their properties.

9. Dog Policy

- Dogs are permitted only when agreed and paid for (£10/pet) and must always be kept on a lead .
- There is a maximum of 2 dogs per glamping cabin.
- All dogs must be toilet trained.
- Dogs **must** be kept on their leads for their own safety as well as the other guests and animals onsite.
- Dogs must not be left unattended for any amount of time both in the cabin and around the rest of the site.
- Dogs are **not** permitted to stay in Ty Coeden.
- We will not be responsible for your dog during your stay at Celtic woodland. You are wholly responsible throughout your stay.
- Dogs will need a mat or bed whilst staying in the cabin.

10. Coronavirus Policy

In the event of a booking being unable to be fulfilled due to:

- (i) Site closure due to coronavirus
- (ii) Guests unable to travel due to coronavirus illness
- (iii) Government lockdowns

We will firstly try to re arrange the booking to dates within a 12month period which are suitable to both the booking party and us. If dates cannot be found a refund will be offered. Celtic Woodland cannot refund any commissions taken by booking companies such as pitchup, cool camping, Glampingly.

You may be asked for proof of a positive COVID test.

11. Breach of Booking Conditions

(a) If there is a breach of any of these terms and/or conditions by you or any of your invitees or by any other party whom you or your invitee has permitted on site, we reserve the right to enter the site, pods or other property at any time and end the booking and require you and your invitee(s) or offending party to leave. This is in addition to all other rights specified in these Booking terms and conditions and available at law.

(b) Ending the Booking by either of us for reason does not affect our other rights and remedies.

12. Authority to Book

By entering into this Booking you certifies that:

- (i) You agree and you are authorised to agree to these Booking Terms and Conditions on behalf of all persons included in and/or who may accompany you on your Booking, including those substituted or added later;
- (ii) You are over 18 years of age;
- (iii) You agree to take responsibility for your entire party occupying our site, grounds and property.

13. Discrepancies

In case of a discrepancy between the website and these Booking Terms and Conditions, these Terms and Conditions shall prevail.

14. Validity clause

If a court finds that any term or condition in these Booking Terms and Conditions is illegal or void, the illegal or void provision will be severed from the remainder of the Booking Terms and Conditions, which will continue to be valid and have full force and effect.

15. Whole site bookings include: x3 pods. If you wish to book the whole site/ majority for a special occasion, this can only be booked directly by contacting us by email: enquiries@celticwoodlandholidays.co.uk or phone 01982 553022 / 07843322175/ 07880853162