

**Thank you for downloading our large print brochure and  
booking form**

**For vacancies, further details or to make a booking please  
telephone us on 01929 422637**

**We hope that you may find ‘WESTLAND’ suitable for  
your holiday**

**J. M. Hancock**

# WESTLAND FLATS

Northbrook Road,  
SWANAGE, Dorset BH19 1PS  
Telephone (01929) 422637  
Fax (01929) 422911

Web Site  
[www.westlandflats.co.uk](http://www.westlandflats.co.uk)  
Email  
[enquiries@westlandflats.co.uk](mailto:enquiries@westlandflats.co.uk)



Resident Proprietors: K.B. & J.M HANCOCK REAR EXTENSION

**W**ESTLAND is a family run business established and operated by the same family since 1981 who strive to give you the personal attention needed to make your stay as happy and enjoyable as possible. Consisting of three Flats, two Maisonettes and three Studio Flats, all of which are self contained with private bathrooms. We are centrally situated approximately 50m from the main Beach Car Park in Victoria Avenue only a few minutes level walk to the Sea Front and Shops. Units vary in size and are equipped to accommodate from two to six persons and personally attended to by the Resident Proprietors.

The compact Kitchen area is equipped with sink unit, storage cupboards, electric cooker, microwave oven, toaster, kettle and refrigerator; also china, cutlery, Kitchen utensils, table and chairs. The carpeted Lounge area has seating, coffee table, room heater and colour television.

All Bedrooms are carpeted and contain divan beds (some also with children's bunk-type beds), bedside lamp, chest of drawers and mirror, wardrobe, chair, room heater, blankets, bedspreads and pillows.

All Bathrooms are carpeted and contain bath, w.c., basin and electric shaver point.

Central Heating and Bed Linen are available at an extra charge.

Limited Free Car Parking (one space per unit) is provided; this must be reserved at the time of booking. We are unable to accommodate any large vans, people carriers or 4X4's

Cots and highchairs are provided free of charge, these must also be reserved at the time of booking, Cots may however restrict available space in some rooms.

Washing line, ironing and airing facilities are available.

**FLAT No. 4 Ground Floor**

Accommodates up to 6 persons.  
Bedroom 1: double divan bed, two-tier childrens bunk.  
Bedroom 2: two single divan beds.  
Lounge/Kitchen.  
Bath/Toilet.

**FLAT No. 5 First Floor**

Accommodates up to 5 persons.  
Bedroom with double divan bed, single divan bed.  
Lounge/Kitchen with convertible double Bed-Settee. Bath/Toilet.

**MAISONETTE No. 2  
MAISONETTE No. 3**

Accommodates up to 4 persons.  
Ground Floor -  
Lounge/Kitchen with convertible double Bed-Settee.  
Private internal stairway leading to -  
1st Floor - Bedroom with double divan bed.  
Bath/Toilet.

**FLAT No. 10 First Floor**

Accommodates up to 4 persons.  
Bedroom with double divan bed, and a two tier childrens bunk.  
Lounge/Kitchen.  
Bath/Toilet.

**STUDIO FLAT No. 8  
First Floor**

Accommodates up to 3 persons.  
Open Plan  
Lounge/Bedroom, with double divan bed, single divan bed. Kitchen, Bath/Toilet.

**STUDIO FLAT No. 1  
First Floor**

**STUDIO FLAT No. 6  
Ground Floor**

Accommodates up to 2 persons.  
Open Plan,  
Lounge/Kitchen/Bedroom areas with double divan bed.  
Bath/Toilet.

**DEPOSITS (to nearest £1) Half the cost of the unit per week. This will be credited to your account which is payable a minimum of 14 days prior to your arrival.**

**LATE BOOKINGS made within 28 days of your holiday start date FULL payment required.**

**Please make cheques payable to K.B. HANCOCK.**

**BED LINEN HIRE (if required) £7.50 per bed, per week (Beds not made up on arrival).**

**CENTRAL HEATING (if required)**

**Flat No. 4 at £3.50 per day, Flat Nos. 2, 3, 5 & 10 at £3.00 per day, Flats Nos. 1, 6 & 8 at £2.50 per day,**

**£1 slot meters are provided for electric supply.**

**Convertible Double Bed-settees - sleep up to 2 persons. Top bunk beds are not recommended for children under 6 years.**

**Units are bookable from 3pm on day of arrival to 10am on the day of departure.**

**Arrivals cannot be accepted after 10pm.**

**Photographs, layout plans and further information can be found on our website at [www.westlandflats.co.uk](http://www.westlandflats.co.uk)**

## TARIFF 2008

<b>RENT OF UNIT PER WEEK</b>	<b>No. 4</b>	<b>No. 5</b>	<b>Nos. 2,3,10</b>	<b>No. 8</b>	<b>Nos. 1&amp;6</b>
5th January to 15th March	£170	£145	£135	£125	£115
15th to 29th March	£260	£225	£205	£185	£175
29th March to 24th May	£180	£155	£145	£135	£125
24th to 31st May	£300	£265	£245	£225	£210
31st May to 21st June	£270	£240	£220	£200	£190
21st June to 5th July	£300	£265	£245	£225	£210
5th to 19th July	£380	£320	£300	£255	£230
19th July to 23rd August	£455	£410	£380	£325	£310
23rd to 30th August	£410	£350	£320	£285	£255
30th August to 13th September	£275	£245	£225	£205	£195
13th to 27th September	£220	£185	£175	£160	£150
27th September to 20th December	£170	£145	£135	£125	£115
20th December to 3rd January	£260	£225	£205	£185	£175

<b>RENT OF UNIT PER DAY (MINIMUM 3 DAYS)</b>	<b>Only before 15th March and 27th September onwards</b>				
<b>(excluding some dates)</b>	<b>£ 37</b>	<b>£ 32</b>	<b>£ 29</b>	<b>£ 27</b>	<b>£ 26</b>

**EASTER WEEK** 19th to 26th March, **CHRISTMAS** 20th December to 3rd January and some other School holidays--

Weekly rate applies irrespective of days required. Bookings may however commence or terminate on any day.

## SWANAGE

The Gem of the Dorset Coast and also part of the “Jurassic Coast”, a World Heritage Site and known by many as the ideal family resort, usually high in the sunshine records for the South Coast. The normally safe, sandy beach is suitable for bathing at most times, flying a European Blue Flag award during the summer of 2006.

Nearby scenic countryside, ideal for touring or walking is within easy reach.

Bournemouth 24 miles (by ferry 10).

Poole 20 miles (by ferry 10).

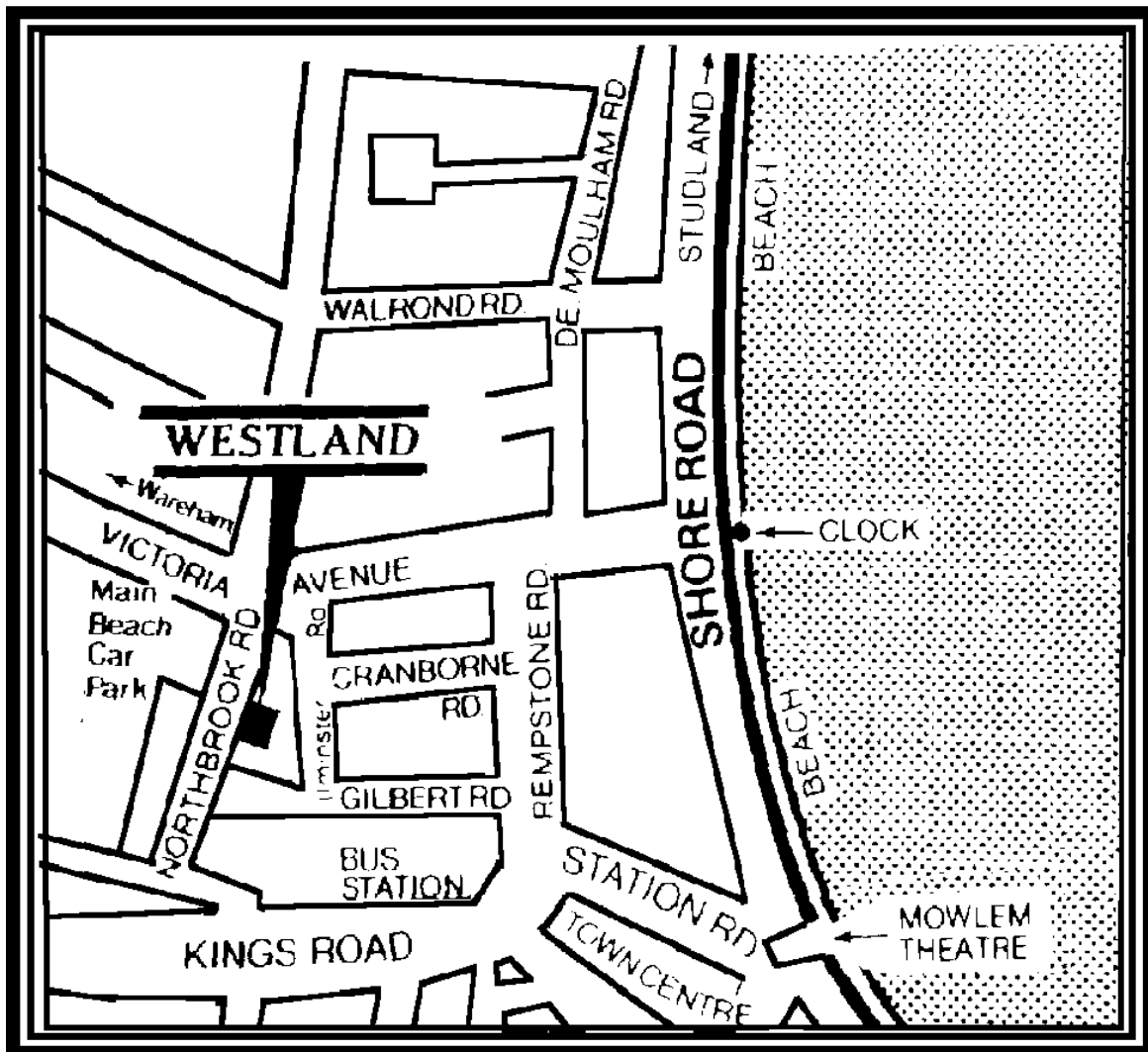
Dorchester 27 miles.

Weymouth 28 miles.

Corfe castle 5 miles.

Studland Bay 4 miles.

(All distances are approximate).



# CONDITIONS OF BOOKING 2008

## 1 OUR HOLIDAY CONTRACT

“We, us or our” means the owners of Westland flats

“You, your or hirer” means the person signing the booking application form.

When you would like to make a holiday booking, you must sign a booking application form to say that you accept these conditions of booking. This contract is effective from when we receive your completed application form and a booking confirmation is issued by us. Your contract with us is made on the terms of this Contract, under English law and under the control of the English Courts alone.

## 2 PAYING FOR YOUR HOLIDAY

You pay a deposit of 50% of the holiday cost when you send us your booking application form. If we accept your application and within one to three weeks of the application, we will send a holiday confirmation showing how much you owe us. You must pay the amount shown on the confirmation to reach us at least 14 days before you go on holiday. If you don't, we can treat your booking as cancelled and charge you a cancellation charge of the total outstanding cost of your holiday. A full invoice will be sent to you prior to your holiday. For bookings accepted within 28 days of the start of your holiday the full holiday cost is required. The Tariff for 2008 was set on 1st November 2007 on the basis that the annual rate of inflation does not exceed 7%. However should this be exceeded on the date your holiday starts, any tax become due or V.A.T. become payable then we reserve the right to make a surcharge to the holiday cost.

The prices in this brochure apply at the time of publication (1st November 2007), but we do change prices from time to time for new bookings only. Prices can go up or down.

## 3 IF YOU CANCEL YOUR HOLIDAY

If you want to cancel your booking or part of it please write to us at ‘Westland Flats’ the letter must, wherever possible be signed by the same person who signed the booking application form, the deposit is then forfeited and a charge equalling the outstanding amount is payable, however providing the accommodation is re-let any monies recovered less £20 expenses will be returned. The person who signed the booking form is responsible for paying this charge. We are unable to give a refund for any temporary absence. Note: If you have taken out a cancellation insurance policy, you may be able to claim for the cancellation charge.

## 4 IF WE CANCEL YOUR HOLIDAY

Our aim is to provide your holiday as booked. But we have the right to cancel your holiday in any circumstances. If we cancel your holiday you can have a refund made up of a sum equal to the amount already paid to us unless we cancel your holiday because of one of the following events :- war or threat of war, riots, civil disturbances, terrorist activity, industrial disputes, natural and nuclear disasters, fire, flood, epidemics or health risks, technical problems with transport, closed or congested airports or ports and similar events beyond our control. We will not be liable for any consequential loss you may occur.

## **5 HOLIDAY PARTICIPATION**

**We can refuse to accept you as a customer or continue dealing with you if your behaviour is disruptive and affects other holidaymakers. If we do this, we will not be responsible for any extra costs which you have to pay. We will treat your booking as cancelled from that moment, and you will have to pay full cancellation charges.**

## **6 YOUR ACCOMMODATION**

**The accommodation we arrange for you must only be used by those people named on your holiday Booking application. You are not allowed to share the accommodation or let anyone else or pet visit or stay there without our written permission. We or our representatives have the right to enter the accommodation at any time. The accommodation, furniture, equipment, facilities etc. are hired at your risk and no responsibility can be accepted for any injury, loss or damage, or any claim arising from their reservation, hire or use. You are responsible for losses, breakage's and damage's however occasioned. We reserve the right to substitute any unit for one of similar specification**

## **7 IF YOU HAVE A COMPLAINT**

**If you have a complaint about your holiday, please tell us immediately. It is always easier to sort things out on the spot, when we can see and understand the exact nature of the problem. If we cannot sort things out, you must record details of the problem on a 'Complaint Form' we will give you the form on request, the form must be returned to us prior to departure. We do not have to look into complaints which are not on the 'Complaint Form' or that are received after your departure, in exceptional circumstances only this may be extended to 7 days after your departure. The limit of any liability will not exceed the amount that you have paid. We will not be liable for any consequential loss you may occur.**

## **8 PERSONAL EFFECTS**

**All personal effects and vehicles are left or used on the premises at your own risk. Note: we suggest you check your home insurance policy for cover.**

## **9 FAMILY HOLIDAYS**

**Westland is intended for family and adult budget holidays, we therefore cannot accept any parties under the age of 18. All male or all female parties are accepted only at our discretion.**

## **10 BROCHURE ACCURACY**

**We take care to ensure that the details in the brochure are accurate but you should satisfy yourself that the accommodation is suitable for your requirements and it should be noted that we do not participate in any grading schemes. Further information, layout plans and photographs are usually available on our website [www.westlandflats.co.uk](http://www.westlandflats.co.uk)**

**Application for holiday accommodation at  
 WESTLAND HOLIDAY FLATS  
 PROPRIETORS: K.B. & J.M. HANCOCK  
 Northbrook Road, Swanage, Dorset, BH19 1PS  
 Telephone: (01929) 422637 Fax: (01929) 422911**

**Please quote Ref.**

**DATES**

**1st Choice Arrival .....2008... Departure .....2008.**

**2nd Choice Arrival .....2008... Departure .....2008.**

**NUMBER OF FLAT**

**1st Choice..... 2nd Choice.....**

<b>Mr., Mrs., etc.</b>	<b>NAMES</b>		<b>Age if under</b>
<b>18</b>			
<b>1.</b> .....	.....	.....	.....
<b>2.</b> .....	.....	.....	.....
<b>3.</b> .....	.....	.....	.....
<b>4.</b> .....	.....	.....	.....
<b>5.</b> .....	.....	.....	.....
<b>6.</b> .....	.....	.....	.....

Bed linen required **YES/NO** (if Yes No. of Beds Doubles [ ] Singles [ ])

Cot required **YES/NO** Highchair required **YES/NO**

Space for ONE car **YES/NO** Central Heating **YES/NO**

(If Yes Make, Model and Length).....

**Email Address .....**

*PLEASE GO TO NEXT PAGE*

**Details of all bookings may be kept on computer copies of which are available on request at £1 each**

**I have read and agree to the terms & conditions of booking**

**Signed .....**

**Date.....**

**Address.....**

.....

**Postcode .....**

.....  
**Telephone No. ....**

**Deposit of £..... enclosed, Please make cheques payable to  
K.B. HANCOCK  
(please do not send Bank-notes)**

**Have you stayed with us before        YES/NO**

**Read Advertisement in .....**

**The owners reserve the right to refuse the application without stating a reason.**