



Terms & Conditions

2025

This addendum to your booking confirmation sets out the terms on which Letterewe Estate lets Ardlair Lodge and sporting to you (hereafter you or guests)

1. Period

The let will be for the period stated on your booking confirmation. Arrival will be between 4pm and 6pm and departure will be on or before 10am. Guests are requested to adhere to the above times to facilitate changeover. These timelines are also applicable to catering staff.

2. Payment Terms

- 2.1 A non-refundable deposit of 50% is payable to confirm your booking. The balance is payable twelve weeks prior to the commencement of your stay. Payments should be made by bank transfer.
- 2.2 If the balance payment has not been received by the due date, we reserve the right to re-let, whilst holding you liable for full payment.
- 2.3 If guests cancel after having paid the deposit and/or final payment, we will endeavour to re-let Ardlair Lodge. If we are successful in re-letting, amounts paid by the guests in respect of the let will be refunded, subject to deduction of 15% plus VAT and any loss of rent. Any loss of rent through guest's cancellation is their liability.
- 2.4 If Letterewe Estate cancels the booking, the Estate's liability arising out of the cancellation of the booking, for any reason whatsoever, will be restricted to reimbursement of the monies paid to Letterewe, unless specifically stated otherwise.

3. Pandemic Clause

Please be aware that in the event of Government imposed travel restrictions preventing you from taking your booked dates, we will endeavour to offer alternative dates or a full refund. If there are International, National or Regional limitations in place restricting the number of people / households that can stay, you will be expected to abide by these limitations and still come in whatever reduced capacity is permitted. All refunds or postponements of bookings are at the sole discretion of the estate.

Please note that if you are unable or unwilling to travel for any other reason, our normal cancellation terms will apply

4. Accessibility

Ardlair Lodge can be reached by track road from Poolewe via Kernsary. It would be advisable to drive slowly (15mph) to prevent damage to your car.



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5. Accommodation

- 5.1 You will have the use of Ardlair Lodge for the period of your booking which will be for up to 6 people. More than 6 people will be charged at £185 including VAT per person per night. Please note that a maximum of 10 guests is allowed in the lodge.
- 5.2 Fresh linen and towels will be provided at the start of your stay. No midweek room changes are performed.
- 5.3 There is a non-smoking policy throughout Ardlair Lodge.
- 5.4 Guests are responsible for their own catering. Any deliveries (drinks) should arrive no earlier than the day before your arrival. Under no circumstances can food deliveries arrive before the guests' arrival. Catering staff is responsible for cleaning the kitchen before departure.
- 5.5 Guests can expect Ardlair Lodge to be in a good order, in a clean and tidy condition and are responsible for leaving it in the same good order.

Damage deposit

- 5.6 Our property requires a good housekeeping deposit of £500. This housekeeping deposit is payable with the balance payment and will be refunded within 14 days of departure provided that Ardlair Lodge is left in good order.
- 5.7 Guests are responsible for replacing any items of glass, crockery or linen damaged during the tenancy. Guests will be charged for any damage that occurred.

6. Dogs

- 6.1 By arrangement, two dogs are welcome in the main house, but are not allowed in the bedrooms. Should your dog(s) cause any damage, due to fouling inside the main house, you will be charged accordingly.
- 6.2 Dog fouling must be cleared without delay. And be done outside the designated areas, meaning the garden, the paths and other walking areas.

7. Fishing:

- 7.1 Boats for brown trout fishing are available on some Lochs. It is a condition that everyone fishing from estate boats must wear life jackets. These are provided with the boats and must be worn properly including the crotch strap.
You will be required to sign our boat waiver before using any of our boats on behalf of yourself and/or your guests.
- 7.2 Fionn Loch can only be reached with a 4x4 car. The track is unsuitable for normal cars.



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8. Gratuities

The tipping of staff is a traditional part of British shooting etiquette and is strictly personal between the sportsmen and the staff. We would suggest:

Housekeeping £20 per guest per week.

9. Instructions

9.1 The Estate staff may give instructions on all matters relating to the let and these must be followed by all guests. Failure to carry out these instructions may result in the cancellation of the remainder of the let. In the event of cancellation in terms of this Clause, there will be no right to a refund or compensation. In case of any issues arising please contact the Estate Manager, Barbara MacDonald at +44 (0)1445 760 207.

9.2 A complete list of emergency telephone numbers is to be found in the Lodge.

10. Liability

10.1 Letterewe Estate is not liable for any personal injury, illness, loss or damage to luggage or other belongings, for any delay, inconvenience or any other loss.

10.2 All guests will be solely responsible for their personal safety and any equipment that is used is entirely at the risk of the sportsmen using it.

11. Chronic Wasting Disease

We would like to draw attention to Chronic Wasting Disease (CWD). This is a highly infectious disease affecting wild and farmed deer. It is currently restricted to the USA and Canada. There are currently no known treatments or vaccines.

Please be aware of the Bio Security risks and ensure that all your stalking equipment and clothing have been cleaned properly before arrival.