

# Minffordd Self Catering

## Properties and Caravans Access Statement for all Accommodation

### 1. Approach from Public Highway.

- a) **Fron Lligwy** - Approx. 80mts on the right, down Lligwy Beach Unclassified road off A5025 at Penrhos Lligwy.
- b) **Minffordd Cottage** - Access directly off A5025 approx. 100mts south off the road junction at Penrhos Lligwy - Signed 'Minffordd Caravan Park'.
- c) **Sea View Cottage** - As Minffordd Cottage Above.
- D) **Mountain View Cottage** - As Minffordd Cottage above.
- e) **Minffordd Caravan Park** - All enquiries and reception as b) above - Park itself is approx 180mts on the right, down Lligwy Beach Unclassified road off A5025 at Penrhos Lligwy. (Park has low level lighting at night)
- f) **Orchard Caravan** - As b) above.
- a), b), c), d) and e) Entrances have single gates to access and f) has three gates to access. Lligwy Beach Road from the A5025 junction is lit at night as is b) to f) (except e)) till 2330Hrs. (Note: **All** gates to be closed following use)

### 2. Ground around Accommodations

- a) **Fron Lligwy** - Drive is 35 mts long, level, and surfaced with gravel as is the pathway around house. Concrete path to door and concrete hard standings for parking cars. Extensive level lawned area to side and front of property.
- b) **Minffordd Cottage** - Situated next to Minffordd House, drive from gate approx. 20 mts long, level and tarmac surfaced leading to a level brick paved archway and courtyard off which access to property is gained. To two sides of cottage are lawned areas and a Brick Paved access to rear paddock. Car Parking is within 50mts of cottage with tarmac access hard standing.
- c) **Sea View Cottage** and d) **Mountain View Cottage** - Situated 20 yds/mts. from Minffordd House, drive from gate approx. 30yds/mts. long, level and tarmac surfaced leading to a level brick/york stone paved area off which level access to properties is gained. Lawned area to the front and side of properties. Level Car Parking within 30 yds/mts. Hard Landscaping and planters adjacent.
- d) **Minffordd Caravan Park** - Driveway is from 15 to 100 mts from gate, level and is surfaced with gravel. All hire caravans have either level Brick or Flag Paving adjacent to the caravans.
- e) **Orchard Caravan** - Situated near to Minffordd House and Cottage accessible by approx. 50mts level gravelled drive and then across a lawned paddock(25mts) (Stepping Stones/Flags) to an enclosed area with level gravel pathways and small lawn - Possible to drive a car close to unit only when dry conditions. Each Caravan has a parking space for ONE car adjacent. (additional parking by prior arrangement.)

**ALL** units have ambulance access within 5 mts of access doors.

### 3. Main Access Doorways to Properties.

a) **Fron Lligwy** - Access affected through a 2'8" door to a 3'6" Conservatory Hallway, then up ONE step through 2'8" door to a Morning Room, an alternative is off gravel path to front of property through a door into a 40' x 15' Conservatory (full of flowers and plants) and up ONE step to Hallway of property.

A vehicle can stop within 5mts of door.

b) **Minffordd Cottage** - Front 2'8" door is off Brick Paved Court yard, up ONE step into Cottage. (Wheelchair Access Ramps can be provided.) A vehicle can stop within 3 mts of door.

c) **Sea View Cottage** and d) **Mountain View Cottage** - All ground floor doors are 3'0" wide(900mm). Level Access via Porch and Main Door off Brick paved level approach. A vehicle can stop within 3mts of door

e) **Minffordd Caravan Park** - Cars can stop within 5 mts of each caravan access point, but access varies as follows:-

Type A Caravan No.2 - Access to this Caravan is off a level Brick Paved Area up purpose made steps with three treads/ hand rail to one side, to a 2'8" door.

Type B Caravan No. 8 - Access to this unit is off a level Brick Paved area.

1) Front Door - Wheelchair ramp with level top platform to a wide access door.

2) Rear door 2'8" - Purpose made steps with three treads/ hand rail to one side.

Type C Caravan No. 7 - Access to this unit is off level paving slabs.

1) Front Door - Wheelchair ramp with level top platform to wide access door.

2) Rear Door 2'8"- Purpose made steps with three treads/ hand rail to one side.

Type D Caravan No.8 - Access to this caravan is off level Paving Slabs up Purpose made steps with three treads/ hand rail to one side to both front and back doors 2'8" wide.

**Orchard Caravan** - Access is off gravel path up purpose made steps with three treads/ hand rail to one side to both 2'8" doors.

### 4. Ground ( First level) Floor Accessibility

a) **Fron Lligwy** - Level through out with normal 2'8" doors to all rooms. Down stairs Shower Room and toilet (narrow-ish access past toilet - Shower up 200mm step with 75mm step into shower). Some internal door handles are at 1.30 Mts high.

b) **Minffordd Cottage** - Level throughout with normal 2'8" doors to all rooms - One step into Shower in twin Bedroom. Normal bath with shower above in bathroom.

c) **Sea View Cottage** - Ground floor level throughout with 3'0" (900mm) wide doors. Ground Floor Twin Bedroom ( Col TV/DVD) with Wheelchair accessible 'Wet' Shower/Toilet Room with regulation hand rails/seats etc., alarm system. Level Oak Floored Kitchen/Dining area. (Col TV/Video).

d) **Mountain View Cottage** - Ground floor level throughout with 3'0" (900mm) wide doors. Ground floor Lounge ( With Day Bed)(Col Digital TV/Video)(Hearing Loop fitted) with Wheelchair accessible 'Wet' Shower/Toilet Room with regulation hand rails/seats etc., alarm system. Level Oak floored Kitchen/Dining area. (Col TV). (NOTE: Sea View and Mountain View Cottages are inter connectable for larger family parties, at ground floor level.)

e) **Minffordd Caravans** - All on level internally but vary in accessibility:-

Type A No.2 - This Caravan, a 2004 model is spacious (28'x12'), but is not equipped for direct wheel chair access. Step up to shower.

Type B No.8- This unit is a 2008 model is spacious (32'x12'), but is equipped with a ramp for wheel chair access .but is a normal caravan internally.

Type C No.7 - This unit is a 2002 Caravan and is purpose made for full wheel chair access to Shower / Toilet Room equipped with grab handles and space for wheel chair access in shower area. Main Double bedroom also equipped for full wheel chair access with wide door and ample bedside space. Kitchen area has lowered sink and work top areas with wheel chair access.

Type D No.9 - This 1999 37'x 12' unit is spacious but not equipped for direct wheel chair access. Step up to shower.

**Orchard Caravan** - This is a 2001 unit and has sliding door to Shower / Toilet room, a wide door to bedroom. - it does not currently have direct disabled access. Step up to shower.

### **5. First Floor (Second Level) Accessibility.**

a) **Fron Lligwy** - This property has a stairs to bedroom level and therefore has no wheelchair or physically disabled access to this level.

b) **Sea View Cottage** - This has a stairs leading to an upstairs Oak Floored Lounge (Col.Digital TV/Video) ( Hearing Loop) a Double Bedroom (Col.TV/DVD) and a Bathroom with Bath, Basin and WC. (This floor has therefore no wheelchair or physically disabled access.)

c) **Mountain View Cottage** - This has a stairs leading to an upstairs Twin Bedroom ( Col.TV/DVD), a family Bedroom with Double and Single bed (Col.TV/DVD) and a Bathroom with Bath, Basin and WC. (This floor has therefore no wheelchair or physically disabled access.)

### **6. Heating of Units/Water Supply**

a) **Fron Lligwy** - Full timed Central heating with thermostatic valves control. Supplementary electric fire in lounge.

b) **Minffordd Cottage** - Full Central Heating with thermostatic valve control. Supplementary gas fire in lounge.

c) **Sea View and Mountain View Cottages** - Full timed Central Heating with thermostatic control valves on each radiator - Limiting valves on hot water temp.

d) **Type E Caravan No.8** - As b) above.

e) **ALL** other caravan units have a Gas Fire in the lounge areas and supplementary electric panel heaters in main bedrooms and some bathrooms and or blown air heating.

ALL units have mains water supply of good wholesome quality.

(Note: Client are forbidden to change wall thermostat settings with out authority)

### **7. Service Dogs and Pets.**

**All service dogs** are welcome and **Pet dogs** are by arrangement only. No cats or other pets permitted. Some caravans are maintained dog free.

Dogs are not allowed to be off their leads on the park or adjacent to Minffordd Cottages, fouling in these areas must be cleared up - other adjacent paddocks are available on site to exercise dogs .NO dogs are allowed to be left in any Property or Caravan unattended at **ANY** time. ( Note: Clients will note that the owners have their own dogs whilst friendly to people might not be friendly towards other visiting dogs.)

### **8. Public Transport, Shops, Telephones and other Facilities.**

Public transport is available at the Penrhos Lligwy Junction with the A5025 not more than 300 mts from any unit. Buses run at least every hour in each direction 0800 hrs to 2200hrs.( Most are low floor access buses, full wheel chair access Bus Stops)

We do not have a shop, bar or club on site - Basic requirements can be pre ordered for your arrival. Nearest shops are Moelfre, Benllech, Pensarn or Amlwch, 2, 3, 3 and 5 miles respectively.

Nearest Public House is the Pilot Boat Inn approx 1 mile and with a restaurant and other good hostelrys within an 8 mile radius.

A coin operated telephone (Outgoing calls only) is available in the porch/reception of Minffordd Main House,(Access - two steps) with listing of emergency telephone numbers. Cell phones have limited operational coverage. All units have information packs.

### **9. Speed Limits and noise Levels etc.**

ALL drives have a speed limit of 5MPH at all times. All gates are kept closed at all times. Clients observe the needs of our guests regarding noise levels - No loud music, refrain from vehicle movements 2230hrs to 0800Hrs.etc.

Caravan Park has low level lighting during night time hours and areas around Cottages are lit dusk till 2330 Hrs

Other than arrival and departure it will **NOT** be permitted to use any Motor Vehicle or Motor Cycle ( of any size ) on the park or premises, for any recreational, training or any other purpose by clients/guests.

### **10. Refuse Disposal.**

On the Caravan Park there is a dedicated refuse disposal area by the gate, Minffordd, Sea View and Mountain View Cottages and Orchard Caravan disposal, is by the Minffordd main gate and Fron Lligwy has wheelie bins by the property which normally need taking to the roadside on Thursday evenings for collection early Fridays. From May 2006 re-cycling facility accessible in our grounds adjacent to new cottages with level access to four compartment re-cycling unit for Bottles/Glass/Paper/cardboard/cartons etc.

### **11. TV, Electrical, Gas Equipment and Fire Regulations.**

All units have colour TV's with remote controls. Fron Lligwy and Cottage have limited Satellite and/or Digital programmes and Video/DVD Players/recorders. Clients to refrain from changing TV settings.

All Electrical, Gas and Fire equipment on/in the establishment is tested and certified in excess of the required minimum standard, and guests are requested to ensure, for their own safety and to protect the integrity of our systems that all electrical appliances brought such as hair dryers, shavers ,charging units etc., have no faults, are connected with approved connections etc, and to observe and implement basic safety procedures. Any use of powered tools or industrial equipment inside or outside the accommodation units is strictly prohibited.

ALL Gas cylinders are on automatic change over valves on caravans and the cottage and there is NO need for clients to check gas levels or change any settings.

In the interest of safety, clients to unsure children/teenagers do not contravene basic

safety procedures, such as jumping out of Fire Escape Windows etc.

### 12. Ball Games.

Ball games of any kind are not allowed on the Caravan Park - Adjacent paddock/s may be used. Care must be taken near any touring caravans which might be on the paddocks or near any buildings.

### 13. Boats and Additional Parking etc.

Boat parking and additional vehicles are not allowed on the Caravan Park, but by can be arranged in our yard. **Any** clients with more than **ONE** vehicle must apply for additional parking space before hand..

Erection of Accommodation Tents or Camper Vans/Touring Caravans are **NOT** permitted on the park or near properties. Arrangements can be made on nearby paddocks.

Trade Sales/Callers are not permitted. Public use of any facility is not permitted.

### 14. Playground Equipment.

Caravan Park has a play area, which may be used by all clients children, and is equipped with Swings, 'Fort', Slide and Sandpit - These are restricted to children under the age of 12yrs. Use of facilities is strictly on clients own risk

### 15. Garden Furniture.

Garden tables with seating are provided for all units. These are heavy units and guests are requested not to move. Fron Lligwy and Cottages has a BBQ unit for use of clients.

Caravan clients are permitted to erect mobile BBQ's (Outside Caravans) in a safe manner and not to damage any Caravans, Paving or Grass areas and not to cause other clients/guests inconvenience of noise or smoke.

### 16. Grass Cutting and Ground Maintenance etc.

These activities are weather permitting, and can take place at any time between the hours of 0900 and 2000Hrs any day. Access also retained to service/water plants/flowers in the Fron Lligwy Conservatory and around all properties and on the park up to 2200Hrs any day. (Wales in Bloom Award 2003, 4, 5, & 6) and any other necessary property maintenance

Foul Drainage for all units is via a septic tank system and paper nappies and sanitary towels must NOT be flushed into the system - Convenience Bags are provided for disposal. (Charge will be made for any drains blocked by the above) Clients are prohibited from lifting any Manhole covers etc., and on the Caravan Park are restricted to not having any access to the lower fenced off area of the park where septic tank is located.

**.Note all properties are 5/4\* Graded and has gained Green Dragon Award Level 2, as well as Wales in Bloom Winners 2002,3,4,5,6&7**

**Solar Panel Water Heating on three Properties**

**Any detail contained above may change without notice, due to circumstances beyond our control and temporary works being undertaken around the facilities**

**Hughes-Roberts Family, Minffordd, Dulas, Ynys Mon**

**Feb 2009**