

INFO

CAMPING CARAVANING SUFFOLK @ COOPERS FARM, LAWSHALL, IP29 4PE

Thank you very much for choosing **Camping Caravaning Suffolk @ Coopers Farm**, Lawshall, an **adult only** farm stay site, for your next holiday in lovely rural Suffolk.



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We are **Janet van Dam** (site manager) and **Ray Debenham** (farmer and owner). Ray was born and bred here and the farm has been in his family for 3 generations.

We are very happy to welcome you to this lovely small working farm and it is great to be able to share the beauty and tranquillity of this lovely location with you, our guests.

Coopers Farm is an arable farm which mainly grows haylage and hay for horses, but also cereal crops for animal feed. Ray has a great passion for old tractors and steam engines and when he has time, he would be happy to show you around.

I, Janet, am a holistic practitioner specialising in women's health, but I also have several years' experience in holiday rental at my home in southern Spain, and running the small campervan and caravan site here is a job I enjoy tremendously.

We specifically chose to set up the small campervan/ caravan site to accommodate only a handful of guests to be able to offer something simple but special.

Since January 2024 the main field is now a Certificated Location for the Caravan & Motorhome Club, meaning this field is now members-only.

To accommodate those of you who found us direct, Google or camper apps, we have created 4 new pitches at other nearby locations on the farm (2 electric, 2 non-electric). We will let you know where they are at the time of booking.

Another option may be for those of you who would like to return more regularly and want to be on the main field, we would recommend you become a member with the Club which is £59 per year. To help towards the cost of this we can offer you 1 night free when you join. All we would need is your registration number to give you the discount.

We sincerely hope you will have a good time and if you need anything or you encounter a problem, please do let me, Janet, know as soon as possible. I live in the lodge, if the car is there, so am I.

There is a great variety of activities you can do in the area. Please ask, but also have a look on our website for a few examples of what there is to see and visit in our area.

<https://www.campingcaravaningsuffolk.co.uk/activities>

CAMPSITE INFO

1. Firstly, we are very trusting and believe it is important to welcome you in a relaxed atmosphere. The campsite is set in quiet surroundings and we would like you to be considerate and respect the natural setting of our property and **refrain from loud noise and that you take care not to disturb, annoy, endanger, or inconvenience our other guests or our neighbours**. We thank you for that in advance 😊

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2. We are not checking all the time who is there and who isn't. That would be very annoying. Of course, we may go by for a walk or into the field adjacent for work, but we will not come especially to check things. Since payment is made before arrival, we have a good idea who is coming and going anyway. If you would be so kind to send me a message /Whatsapp to say **you have arrived or when you leave** and that all is fine, that would be great.

My number is 07539 366 283 😊

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3. When you arrive, you will find that the entrance is located in **Lamb's Lane, IP29 4PE**. The gate is unlocked and more than likely open. If not open, please open the gate and come in. Please drive in and choose your place to park up.
4. **This CL site** offers pitches for **5 caravans or campervans only**. There are 3 posts each with 2 electric hook ups and a water connection. If you do not require electric, you are free to be near the hedge on the opposite site if you chose to do so.
5. **Make sure you keep as much space as possible from the next van or caravan to give yourself and the other guests as much privacy as possible.** It is also important for your safety in case of fire or gas bottle explosion.
6. The campsite is accessible **in principle anytime**, as long as you make sure you **close the gate behind you at night-time** when you return. And also respect the fact that people may be asleep. In the evening, we like the gate to be closed when everybody is in for your safety and privacy.
7. When leaving the campsite, **please leave the pitch how you found it**. Make sure you take care of all rubbish. You may be able to make use of my personal black (general rubbish) and blue (recycle) bins when not busy, but there are additional smaller black bins for general waste as well.
8. Please, **if you could take care of your own glass and tins**, we have no facility to recycle them for you. There is a bottle bank just around the corner from the village hall on your right-hand side opposite the post box. If my blue bin has space, tins can be put in there.
9. For your holiday we provide you with a **grass pitch, water, electric and waste water disposal for the chemical toilet** and grey water. **NOTE: there are no toilets or shower!**
10. Please make sure you are ok with using **gas bottles** for your cooking or heating. Please do not put them in hot sunshine.
11. **BBQs**. You are more than welcome to use your BBQ conditions allowing. We would like to ask you not to have open fires or BBQs when everything is very dry. In case you deem it safe, then please have some water nearby.
12. Be aware that we are in the countryside and that the campsite field, foot paths and around our yard have uneven surfaces with the possibility to fall over, trip etc. Just be careful.
13. Be careful with glass, metal or anything sharp falling in the grass for obvious reasons.

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14. Please make sure you have adequate **holiday insurance cover**, which will refund you in case of the cancellation of your holiday and which will cover your health and your belongings whilst away from home.
15. **The nearest doctor surgery** is either Long Melford or Lavenham. Tel 01787 378226.
16. **The nearest hospital** is on this side of Bury st Edmunds about 15 minutes away. Tel 01284 713000.
17. We will only be responsible for the clauses as described above and the things that we provide for you. We would like to strongly express to you that the responsibility of e.g. the **use of your equipment like gas bottles, electrical cables and water hoses and any other activities you do on our property** is with you as our rental guest.
We cannot be legally responsible for any accidents that may happen on our property, including that of your vehicle during your stay.
18. **Fire pit** – if you have your own and would like to safely use it, bring it along. In case you need fire wood: we sell small bags of firewood here on the farm at £5 per bag so you can have a nice evening by an outdoor fire. Again, if everything is tinder dry, then please do not use open fires.
You want a straw bale to sit on? Please do let us know.
19. **Awnings** – we allow awnings but would prefer you **not to use a ground sheet**, it kills the grass quite quickly and would take a long time to recover. This would affect the look of the field and make the pitch look in poor condition. Thank you for your consideration.
20. **Last but not least:** I have 3 cats and a small dog. The cats are especially nosy, so they may come and have a look at you. I would like to ask you to **not feed any of the animals**, because they are fed a raw diet and they get everything they need from me. Of course, you can stroke them and talk to them 😊
If you are staying with a dog or dogs, please make sure they do not chase the cats and if you could make sure not to foul the camping site.

You can walk the dog(s) on the other side of the hedge along the gravel track and towards the church. You come out at another foot path, left goes back to the road or right through the hedge and along another field. It is not a round walk. You can also walk towards the church with the hedge on the left of you to go to the pub.

There is also a woodland (Golden Wood) a few minutes from the gate in Bury Road. Just go out the gate, turn left, turn right at the crossroads and when you get to a telephone mast near the bus stop there is an entrance to the walk on your left. It is a nice round walk.

Thank you again for choosing Coopers Farm campsite for your holiday and we look forward to meeting you soon. Wishing you a homely and relaxing stay!

Janet @ Lambs Lodge

Camping Caravaning Suffolk

Plot 1, Lambs Lane, Lawshall

Bury st Edmunds, Suffolk, IP29 4PE

Tel Janet 07539 366 283

Email campingcaravaningsuffolk@gmail.com

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PRICES

Electric Pitch £25 per night / Non-electric Pitch £20 per night.

Up to 4 persons.

Dogs are free.

Page | 4 We ask for 1 night's non-refundable payment to book. Transfer of remainder no less than 48 hours before arrival at which point this is also non-refundable.

WHEN BOOKING

When you book, we need to know the **Caravan & Motorhome Club Membership number, vehicle registration, telephone number, how many persons, length of stay and dogs or no dogs.**

I am not available 24/7, therefore the best is sending a message or leave a voice message.

You can Whatsapp your inquiry or send the required information to **07539 366 283** and I will let you know availability. When booked, I will send you payment details and a Google map location. Also, payment details below.

PAYMENT DETAILS

WISE GBP account details for Camping Caravaning Suffolk.

Sort code: 23-14-70

Account number: 71797298

IBAN: GB04 TRWI 2314 7071 7972 98

WISE EUR account details for Camping Caravaning Suffolk.

BIC: TRWIBEB1XXX

IBAN: BE80 9671 5836 3677

CANCELLATION

If you need to cancel or rearrange, please let us know asap. Please make sure you have a cancellation policy / travel insurance. No refund when cancelling within 48 hours.

LOCATION

Best I send to you by Whatsapp.