



**BACK  
DANE  
TRUST**

Company Number 4323497  
Registered Charity Number 1089834

[www.backdane.co.uk](http://www.backdane.co.uk)

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# Information & Terms & Conditions for visitors to Back Dane

# Welcome to Back Dane!

We are committed to making your stay as comfortable, enjoyable and safe as possible. We hope this leaflet will give you some useful information about your visit.

Back Dane is a remote farmhouse on the Staffordshire side of the River Dane situated in a beautiful part of the Peak District National Park. It is operated by the Beasley Back Dane Trust which aims to provide and improve educational and recreational facilities for those in distress, the physically or mentally disabled, those facing poverty, the elderly, refugees and disadvantaged children and young people. The charity is manned by volunteers with no paid staff.

Back Dane is a self-catering venue for up to 23 people in bunk accommodation.

## Facilities

### **Bedrooms :**

Birch : 3 Bunks / 6 Beds

Hawthorn : 3 Bunks / 6 Beds

Oak : 1 Bunk / 2 Beds

Rowan : 3 Bunks / 6 Beds

Sycamore : 1 Bunk and 1 Single / 3 Beds

All bedrooms are heated via electric radiators. Electricity is metered, the meters are read before and after your visit and billed at the end of your stay.

### **Sitting Room :**

Informal area with sofas and books with a wood burning stove. This room is also heated by a storage heater.

### **Kitchen :**

2 electric cookers, 2 fridges, freezer, 2 kettles, microwave oven, grill, crockery, cutlery, pots, slow cookers and pans.

### **Dining Room :**

Dining table to seat 8. Additional tables are available in the activity room that can be set up to seat larger groups. Storage heater and log burner. Notice board.

### **Activity Room :**

A bright large room with sofas, games, a CD player/radio and a picture window looking out to patio area and meadow. This can be fully opened in nice weather. Can be used for dining. Heated by 2 electric radiators.

### **Boot Room :**

Tiled room with benches, racks and hanging areas to dry wet clothing and footwear. Heated by an electric radiator. Vacuum cleaner & mop stored in cupboard.

### **Laundry Room :**

Tiled room with sink, washing machine, tumble dryer and dehumidifier. Additional space to dry clothing. Ironing board & iron. Handheld vacuum cleaner.

### **Hallway :**

Pay phone available - Tel: 01260 227612. It takes 10, 20 and 50 pence and £1 coins.

### **Toilets and Showers :**

There is a w/c with basin off the main entrance hall as well as a shower room with basin & w/c. Upstairs there is another separate w/c with basin and a shower room with basin & w/c. Both have heated towel rails. Chalk boards on the doors mean that you can separate eg for boys & girls (chalk is in hallway cupboard drawer).

## Quiet Room :

Upstairs at the back of the house there is quiet area with a sofa, children's books, wildlife reference books, telescopes, binoculars and easy chairs with a large window overlooking the meadow and the valley.

## Outside :

To the front of the cottage there is a gravel parking area suitable for up to 8 cars.

A path runs all around the cottage giving access to the three front entry doors and the trifold doors at the rear. There is a patio area with benches, a barbecue area (bring your own charcoal) and a fire pit.

If the fire pit is lit, a responsible adult must **always** be in attendance. The cottage must NEVER be left unattended until the fire has been fully extinguished. Chopped wood stored in the log stores must not be used on the fire pit.

There is a fenced area close to the house for children's safety.

There is an outdoor play area with swings and beyond that a woodland nature trail, fairy village and story telling circle. Below the house there is a wildflower meadow running down to the River Dane, there is also a sensory garden with a small pond - children must be accompanied at all times for their own safety. Please keep the gates closed to stop the sheep getting into the meadow, drive and garden area.

## Visitors should bring

Boots/wellingtons for outside and some clean footwear for inside.

Change for the payphone

Entertainment - there is no wi-fi, mobile phone signal or TV

Food and drink supplies. The nearest shops are in Leek (around 10 miles/30 minutes away)

Washing up liquid, Soap/shampoo

Cleaning products (not bleach due to septic tank)

Refuse sacks, toilet paper

Charcoal for the fire pit/BBQ (if using)

Sleeping bags, bedding (a pillow, pillow protector and light blanket are supplied for each bed)

Towels & bath mats

Washing machine powder / liquid if you wish to use the laundry facility

## Electrical Equipment

Guests are not permitted to bring their own mains operated electrical equipment to Back Dane unless it has an up to date PAT testing label on it. USB chargers are provided in all of the bedrooms, dining room and sitting room for guests' use. Electrical equipment should not be left plugged in.

## On arrival

If you are arriving by minibus please ask the driver to reverse down into the drive to avoid the tight turn into the gate itself.

Please use the boot room door (signed) when entering the cottage with muddy or wet footwear. This will enable you to remove boots/shoes before entering the main cottage,

Switch on the hot water (the switch is in the hallway near the downstairs shower room).

Check through the whole cottage to familiarise yourself with the layout and fire exits, note the fire evacuation procedure in the book on the hall table.

Switch on the towel rails in the downstairs shower room and the upstairs shower room (this one is up high on the landing outside the shower room door).

Switch on any bedroom, activity room or boot room heaters you require, check nothing is touching the heaters.

Bring in wood for the log burner from the outside log store.

Please keep gates shut to avoid sheep coming into the Back Dane garden, eating the plants and defecating in the public spaces.

## On departure

Check out time is noon unless alternative arrangements have been made beforehand.

Prior to departure please make sure that you have packed and taken all of your belongings. Put the furniture back in its original location and please also check the following:

### **Kitchen**

Clean counter tops, grill, cookers (including inside).

Clean sinks and draining boards, fridges (with a cloth, not a scouring pad)

Put all cooking utensils, cutlery and crockery away in their correct places

Remove and take away rubbish sacks and all of your own food (there is no rubbish collection at Back Dane)

Wash the floor

### **Sitting Room**

Tidy anything that has been moved. Vacuum, tidy furniture. Clean out the wood burner if you've used it.

### **Dining Room**

Vacuum floor, clean table tops arrange chairs around table.

### **Activity Room**

Stack the plastic chairs (up to 5 high), wipe down tables, mop floor, tidy games away. Remove any rubbish

### **Boot Room**

Remove all belongings, mop the floor

### **Laundry**

Wipe down sink and worktop, mop the floor. Remove all laundry, check inside the machines. Remove any rubbish

### **Bedrooms**

Remove all belongings, check under beds. Vacuum. Fold blankets and leave one per bed along with a single pillow in a pillow protector. Check all devices have been unplugged.

### **Quiet Room**

Tidy away books, replace binoculars and vacuum.

### **Stairs/Hallways**

Vacuum stairs and upstairs corridor, mop hallway

### **Toilets and Showers**

Remove surplus toiletry items (leave the liquid soap dispensers). Clean basins and toilets. Wash floors.

### **Finally ....**

Transfer any rubbish to your vehicles.

All heaters, lights and hot water turned off.

**All doors (including the fire exit door upstairs) must be closed, windows shut and the main gate closed.**

**Return the key to the key safe outside and rotate the combination code dial.**

## ATTENTION Group Leaders

Water at Back Dane is from a bore hole and is passed through a treatment system, which is checked at required intervals by the environmental health agency. If you encounter a problem with the water contact Alison Weston on 01260 227636.

The sewerage system is via a septic tank, which is sensitive to certain chemicals, so we ask groups not to use strong disinfectants or bleach as this can adversely affect the system's operation. Also do not put any products down the toilets except for toilet paper.

The mains electricity supply is backed up by an emergency battery lighting system should the mains power fail.

The CCTV camera at the end of the building is fake, just to put off any opportunist thieves!

No deep fat fryers/chip pans, extension leads or portable stoves are to be brought into Back Dane.

As part of this booking you are agreeing to read and adhere to the Health and Safety policy (a copy of which is left on the hallway table at Back Dane). This includes complying with our rules, reviewing the building risk assessment and completing near miss forms.

Please do not allow groups to use the woodland and swing area in high winds in case of falling branches.

***Any groups leaving the building in a poor state will not be allowed back and the deposit will be retained.***

## **Winter weather warning**

During winter months it is very advisable to keep a close eye on the weather forecast. If there is any risk of snow please take your vehicles to Danebridge and walk back up the footpath to Back Dane (around 20 minutes). Following snow you may not be able to drive up the steep track from the cottage and could become stranded.

## **Responsibilities**

Groups should include people sufficiently mature and able to cope with emergencies and take responsibility for care of the cottage. **Please ensure that NOTHING is hung on the storage heaters or radiators or left touching them as this poses a fire risk.**

If the payphone is not working please report it to Alison Weston (01260 227636) as soon as possible as this may be a lifeline for someone in trouble at the cottage. There is no mobile signal at Back Dane so you must go up the hill to make a mobile call.

Please allow plenty of time to clean the cottage thoroughly before you depart.

Weapons (eg air rifles) are not allowed at Back Dane. Fireworks, Chinese lanterns and drones are also not allowed due to the proximity of neighbours' farm animals.

Do not climb on the dry stone walls (as these may collapse).

Do not leave wet items in the washing machine and do not leave the tumble dryer running when you are not in the building.

All visitors are strongly advised to purchase their own comprehensive travel insurance that includes personal accident and personal belongings cover for the duration of their stay. The **Beasley Back Dane Trust does not provide insurance for personal accident, personal property loss, third party claims or for vehicle accidents.**

Smoking and vaping is not allowed in the building and please don't bring or light candles.

Dogs are not allowed upstairs at Back Dane. Children and dogs must not be left without adult supervision.

Smoke detectors are fitted and these should under no circumstances be tampered with. Fire doors are marked with signs and should be closed at all times. Please ensure your party familiarises themselves with the fire escape routes, fire assembly point by the main gate and the location of fire extinguishers.

## **Rubbish**

There is no refuse collection from Back Dane so plan for this beforehand. All rubbish must be taken away with you. Please only put appropriate materials on the fires – no glass, tins, plastic, metal.

## **Access and parking**

Access to Back Dane is via a private track, which is shared with local residents. Drive at a slow speed and watch out for farm animals and walkers. Please use as few vehicles as possible eg by car sharing and to try to use the track only when necessary to help relations with our neighbours.

Vehicles must NEVER be parked/left on any of the tracks. Farm vehicles and residents use these tracks at all times. In freezing weather stop before the steepest part of the track after and check ahead for ice on the road.

## **Arrival and departure times**

Arrival time is after 4pm and departure time is noon. This enables spot checks to be made by Back Dane volunteers. If you need to change these times please email us at [backdane@gmail.com](mailto:backdane@gmail.com) and we will try to accommodate where possible.

## Local places of interest/activities

A local Ordnance Survey map (White Peak) and local interest leaflets are provided for use during your stay. There is also a woodland quiz for children's groups to use as well as bicycle route maps for Macclesfield Forest.

- Hanging Stone with wide reaching views, Castle Rock and Lud's Church - a deep ravine in the rocks.
- Gradbach Mill (now a hotel & summer cafe).
- The Roaches - ideal for rock climbing & abseiling.
- Shutlingsloe & Macclesfield Forest, the pointed hill visible over the river from Back Dane
- Danebridge fisheries for fishing and buying trout.
- Blaze Farm on the A54 at Allgreave, which has a café, a nature trail, farm animals and home made ice cream.
- The Ship Inn<sup>1</sup>, Wincle, Rose & Crown Allgreave, Lazy Trout, Meerbrook (all of which serve good food).
- Wincle brewery which includes a shop for sampling as well as purchasing coffee, ice cream etc.
- Swimming baths in Leek also the recreation park and swimming baths in Buxton
- Tittesworth Reservoir and Visitor Centre for circular walk and/or canoeing.
- Rudyard Lake for narrow gauge railway, boating and café.
- Local towns are Leek, Buxton, Congleton & Macclesfield.
- The nearest large supermarket is Sainsbury's in Leek and there is also a petrol station nearby.

A list of suggested activities has been left in the folder on the Hallway table.

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<sup>1</sup> A 10% discount can be had at The Ship Inn on production of a copy of The Link magazine (in one of the dining room trays).