



2026/27

KINGFISHER LODGE BOOKING TERMS & CONDITIONS

HOW TO BOOK

Booking Kingfisher Lodge is ever so easy.

You can check availability on our Kingfisher Lodge calendar at <https://www.homersfieldlake.com/kingfisher-lodge/>

Complete our online booking form by filling the calendar box.

If you know the dates you would like to book, then send us an email directly at info@homersfieldlake.com or if you would prefer to speak to us directly, please contact us on **01986 788548**.

We will then email or post you the relevant booking documentation. We would require a postal address if you would like the forms posted to you.

Complete and sign the booking form and the fishing form (if applicable to your booking) and return the form/s with the requested £100 booking deposit for each week you book. You can return the forms either by scanning or taking a photo and emailing them back to info@homersfieldlake.com or posting the form/s back to Martin Symonds, Fishers Green House, Church Lane, Homersfield, Norfolk, IP20 0EU.

Please note: the booking deposit is non-refundable.

Payment can be made by BACS or cheque. The remaining balance is due 30 days prior to your arrival. If the booking is made within 30 days prior to arrival, then the full balance is due.

Fishing payment (if applicable to your booking) can be paid upon arrival.

An acknowledgement receipt of any payment made, will be sent by email, once payment and the forms have been received. If you would like a hard copy of the receipt posted to you then please confirm this on an email to us. Please note: once you have signed the forms, you have read and agreed to our Terms and Conditions, which are explained below.

TERMS & CONDITIONS

Please respect and abide by our Kingfisher Lodge terms and conditions outlined below.

1. The lodge is available for occupation from 4pm on the day of arrival until 10am on the day of departure.
2. Please ensure you contact Martin/Lara prior to your arrival to provide an approximate time of arrival. Martin's telephone number: **07900 807272** Lara's telephone number: **07860 833424**. Please note: we sometimes experience poor mobile reception where we live, so if you have difficulty in reaching us on our mobiles, then please contact us on our landline telephone number: **01986 788548**.
3. We take absolute pride and care with our lodge and we expect the condition of the lodge is left as you found it.
4. The lodge can only be rented for general holidays, including fishing, cycling, walking and bird watching. We do not allow fishing groups to rent the lodge.
5. No pets allowed.
6. Minimum nights are seven nights; maximum nights 14 nights.
7. The lodge sleeps a maximum of four named guests.

- 8.** Only named guests (listed on the booking form) are allowed on the property to fish or walk around the lake. We do not allow friends of guests to visit the property, unless agreed by the owners.
- 9.** Please inform us before your stay if any of the guests named on the booking form change or if they are unable to stay as this could affect your fishing here at the lake.
- 10.** Consideration must be given at all times to our fishing members who fish around the lake.
- 11.** No cycling or picnicking around the lake.
- 12.** No litter or rubbish to be left around the lake.
- 13.** Entry/exit to/from the lodge is through a private gate, which must be closed and locked at all times.
- 14.** No smoking is allowed in the lodge. Please smoke outside and place all cigarette butts in a bag in the bin outside.
- 15.** No children under the age of 14 are allowed to stay in the lodge unless there is prior agreement with the owners.
- 16.** Outdoor shoes must be removed before entering the lodge. Shoes must be left in the lodge porch.
- 17.** No responsibility will be taken for any injury, loss or damage to any persons or their property whilst staying at Kingfisher Lodge, or for any inconvenience caused due to circumstances beyond the owner's control.
- 18.** The proprietors maintain the right to enter the property at any time as may be necessary.
- 19.** Cycles and mountain bikes may not be brought into the lodge. There is a secure shed behind the lodge where cycles can be stored.
- 20.** Kingfisher Lodge has a BBQ which is stored by the shed behind the lodge. There is a paved area for barbecuing. Guests are required to bring their own coal.
- 21.** Black bins are for general waste. Blue bin is for recycling. Please wash your plastics before placing it in the blue bin. Glass items are to be placed in the green plastic tray located by the black and blue bin.
- 22.** Gas appliances – gas appliances in UK properties, by law, have to be installed and maintained by gas safe registered engineers and a copy of Kingfisher Lodge service certificate is available in our welcome pack folder. If you have any doubts about the efficient operation of our gas appliances, i.e. boiler, gas hob, please contact us immediately. As you would at home, please ensure that the gas cooker hob and fires are turned off after use and, in particular, check before you go to bed.
- 23.** Breakages – we accept and understand that accidents do happen, which can result in breakages or damage to the property/equipment. We do ask that you report any such accident, or any missing items, to us as soon as possible. Owners are entitled to charge you for the actual costs of any breakage/damage in or to the property, however we will be practical about the application of this rule and consider each incident on a case-by-case basis. Where towels and bed linen are provided, this is for your convenience and comfort and we ask that you take special care when using them, so as not to damage or permanently stain them. The use of self-tanning lotion/fake tan is a particularly common example of something that causes permanent stains. Please do not remove anything from the property. If you take something away by accident, please notify us immediately and return the item/s to the property at your own expense.
- 24.** Payments will not be refunded if the lake/lodge is closed due to circumstances beyond our control (i.e. foot and mouth outbreak, pandemics etc.) however, we will endeavor to transfer your booking to an alternative available date.
- 25.** Cancellation – if you have to cancel your holiday, please notify us as soon as possible and we will try to re-let the lodge for you. If we succeed, the balance of your rent will be refunded. However, if we cannot re-let the lodge, you will be liable to pay the full amount (if the cancellation is made within the 30 days prior to arrival). The deposit is non refundable because re-letting at short notice is often difficult and expensive. We strongly recommend therefore you take out holiday cancellation insurance to protect yourself from this risk.

We are committed to providing you with high quality so that you have an enjoyable stay with us, so receiving feedback and comments from our guests during your stay, will provide us with valuable information on how we can further improve our hospitality. In the unlikely event that you are dissatisfied with your accommodation or any aspects during your stay with us, then it is very important that you let us know straight away and not wait until you return home when the chance of actively helping you has passed.



2026/27

KINGFISHER LODGE FISHING RULES & CONDITIONS

ON ARRIVAL

Please respect and abide by the rules and conditions before fishing the lake. Most importantly the handling and welfare of all fish in our lake is our number one priority and it should be yours too.

A maximum of two named guests with a maximum of two rods, can fish from a choice of the two designated swims, which are shown on the photo above. We request confirmation of the named fisherman (maximum two) at least four weeks prior to your arrival. We don't allow a changeover of fisherman during your stay. No fishing groups are allowed unless there is prior agreement from the owners.

Price includes fishing for one guest

Fishing is included for one named guest. If a second named guest would like to fish there is an extra charge. See prices below.

Prices are shown per day. The two designated swims are shown above. Fishing while staying at Kingfisher Lodge is limited to two named people.

Prices for second named angler are as follows:

21 March 2026 – 28 November 2026

1 Rod 12 hrs £7.50

1 Rod 24 hrs £15

2 Rods (max) 12 hrs £15

2 Rods (max) 24 hrs £30

Fishing for both anglers (included in the price) during the period below.

03 Jan 2026 – 21 Mar 2026

28 Nov 2026 – 20 Mar 2027

The price for fishing includes a landing net, weigh sling, unhooking mat. Please note: you are not allowed to bring your own keep nets or any of the above equipment. We do not allow bait boats to be used on the lake,

Permission must be given to allow any other guests at the fishery.

Please do not store any equipment or bait inside the lodge. Please store fishing equipment in the shed behind the lodge.

Finally, you will find a map of the lake and swims in the welcome pack which shows your designated swims and the layout of the rest of the swims around the lake.

The owners reserve the right to stop you from fishing if you're found breaking any of the rules, conditions or causing any nuisance on the fishery.

During your stay we will maintain the plants and cut the grass around the lodge.

For any clarifications on fishing rules and conditions email info@homersfieldlake.com or call 07900 807272

YOUR STAY AT THE LAKE

1. All vehicles must be parked at the lodge or house or in the two designated car parks at all times. If you bring a van as your transportation, we reserve the right to check inside as well.
2. No swimming or access to un-bridged islands.
3. Pets not allowed.
4. No guns.
5. No litter to be left on banks (this includes cigarette ends and tea bags).
6. A maximum of two rods can be used.

RIGS AND TACKLE WHILE FISHING HERE

7. No leaders, this includes leadcore, safezone leaders or any kind of headless leader. Rig tubing only. Lead clip set ups are preferred.
8. No fixed leads, rigs must be safe and able to eject the lead. If you do not want to drop the lead then running rig set ups are fine.
9. A minimum of 0.35mm (15lbs) main line to be used when carp fishing.
10. A maximum of 3oz lead.
11. No shock leaders apart from spod and marker set ups.
12. No braided mainline apart from spod and marker set ups. Braided hook links are allowed.
13. Manufactured barbless hooks only.
14. No 360 rigs.
15. No "twig" or "magic wand" rigs or any rig that could cause unnecessary problems. If in doubt please ask.

WELFARE OF THE FISH

16. Carp care kits must be always with you.
17. Treat all fish caught with care.
18. Care kits should be applied on all hook holds and any damage seen to a fish.
19. If you feel a fish is badly damaged, please retain it and contact me immediately.
20. When possible, unhook all carp in the net before carrying it to the unhooking mat. If using quick swivels then disconnecting the hook link is an easier option and avoids possible mouth damage when carrying a rod and fish to the mat.
21. If possible, carp must be lifted from the water in a weigh sling and placed on the unhooking mats provided.
22. Any large carp over 40lbs must be kept and weighed in the lake do not lift onto the bank. Contact Martin at any time day or night to come and help. Call **07900 807272** or **01986 788548**.
23. Fish of any species are not to be sacked even for short periods. If camera equipment is not available for immediate use then fish must be returned to the lake.

GENERAL RULES TO ABIDE BY

24. No fish to be removed from the lake or killed.
25. Unhooking mats or sling tables to be used at all times.
26. Marker floats to be retrieved after use.
27. Casting from swims you are fishing only.
28. No particle baits (nuts, beans, hemp and seeds etc.). Tinned sweetcorn is allowed.
29. No fish pellets except those supplied by the fishery.
30. No fish to be introduced to the lake.
31. Maximum weight of leads to be used on the lake is 3oz (3 ounces) only.
33. We may ask to check tackle and baits to make sure these rules are kept in place.

34. No wading to bait up and cast.
35. No swims to be made or altered.
36. No fishing allowed in stock ponds.
37. Fishing from designated swims only. (See map for recognised swims in the welcome pack.)
38. Landing nets and weigh slings are provided please do not use your own.
39. Do not use any other unhooking mats except the ones provided by us.
40. Bait boats are not allowed.
41. Use disinfection bath located at pellet shed to dip any tackle that may still hold water ie. spods, marker floats etc.
42. Please **DO NOT** cast over swims next to the swim you are fishing from. If you wish to fish in that swim then please move into it.
43. Fish from only one swim. Do not fish multiple swims and only from designated swims.
44. Any type of fish finder is not permitted. No drones or underwater cameras. No electric scooters to be used around the lake.
45. Use of rowing boat is not permitted. Inflatable dinghies are not allowed.
46. Baiting poles are allowed but no hookbaits or fishing lines are, for any reason, to be taken out on them.
47. **FLOATER FISHING** - only use one rod when floater fishing - do not floater fish, zig fish or bottom fish at the same time. Floater fishing can only take place from June until the end of September.
48. Do not leave rods unattended while fishing or ask another member to look after your rods if you need to leave your swim to bait up etc. Bring your rods in at all times.
49. Excessive drinking, unruly or abusive behaviour to others around the lake will not be tolerated.
50. Payments will not be refunded if the lake is closed due to circumstances beyond our control. (Example: foot and mouth outbreak, Covid restrictions etc.)
51. Please make sure you have environmental agency rod licences.
52. These rules and conditions, map and details of bailiffs are also located at the toilet and shower block.
53. Anyone found breaking the rules and conditions of the lake will be asked to stop fishing.
54. If during the season the weather (water temperature) becomes very hot during day and especially at night I will ask guests to stop fishing until oxygen levels become safe and do not put the fish under any stress.
55. If the carp show signs of spawning before we close the lake or after we reopen in June we will ask you to refrain from fishing for them and allow time for them to recover.
56. Publicity of fish catches and lake business is strictly prohibited. Please note we have a website **www.homersfieldlake.com**, facebook page and Instagram where I will publish catches only. Email **info@homersfieldlake.com**. This is the only place that you may publicise your catches unless otherwise agreed with by Martin Symonds. Send pictures and details to this address.
57. When signing the booking and fishing form, you are also agreeing to abide by our fishing rules and conditions and the terms and conditions for Kingfisher Lodge.