

Terms and Conditions

Sandwich Bay Estate is all private land owned by Sandwich Bay (Residents) Ltd. The Estate can be approached by vehicle from either Sandwich or Deal. There is a manned toll house on both entrances. When the toll house is not manned, then payment must be made to either a mobile patrol or online within 48 hours to avoid penalties. The admission charges are used entirely for the upkeep of the Estate.

The Estate accepts no responsibility whatsoever for any persons using its private roads.

The Estate is always closed for at least one day a year to all passholders. The dates of prospective road closures are shown under General Notices.

The Estate will not tolerate any threatening, physical or verbal abuse directed towards its staff. The Estate uses CCTV, ANPR and body cameras. This footage will be used as evidence to prosecute any criminal or antisocial behaviour. It will also be used as evidence to pursue penalties issued for unpaid admission. It may also be used for monitoring and training purposes. Estate staff have the absolute authority to refuse access to the Estate.

The Estate requires observance of the following conditions of entry:

Residential Areas and Beach are closed 30 minutes after sunset to 30 minutes before sunrise. Fishing is permitted at night for season ticket holders or if a valid day ticket has been purchased. ***Please drive as quietly as possible through the estate - especially the residential areas at night.***

- The Estate uses its own staff and staff provided by Probe Security to cover the entrances.
- Probe Security make frequent mobile patrols 24/7 when the entrances are not attended.
- Charges apply 24/7 **and must be paid within 48 hours** of entering the Estate otherwise a Trespass Penalty Notice may be issued via a third party as displayed on the notices at the Estate entrance points. Charges can be paid either direct to The Tollhouse or online at www.sandwichbay.estate/pay-online/
- All our staff are instructed to stop all vehicles not displaying a valid windscreen sticker permanently affixed to their windscreen.
- Speed limits are mandatory for safety reasons. These are 20 mph in the residential areas and along the seafront (Kings Avenue and Princes Drive) and 30 mph along Guilford Road;
- No overtaking is permitted unless within the speed limit.
- There are Road Ramps and other measures in place for traffic calming purposes. These are all 5mph Maximum Speed Ramps, unless otherwise marked;
- Passholders are not permitted at any time on roads marked Residents and or NO ENTRY save for "staff passholders";

- Passes must be shown on entry and displayed at all times whilst in the Bay; Windscreen stickers must be permanently affixed to the windscreen. Day tickets must be clearly visible and displayed on the dashboard at all time whilst in the Bay;
- The Estate does not permit Open Fires on the beach or any Fly Tipping anywhere in the Estate;
- Litter must be disposed of (including dog litter) in the bins provided or taken away;
- There is no Overnight Camping anywhere within the Estate; and
- No Learner Drivers or drivers under Instruction (except residents) are permitted anywhere on the Estate.

Access to Princes Golf Club is permitted to members and visitors (if granted *by permission by Princes Golf Club*). Proceed directly to Princes. Turn into Kings Avenue, then left onto Princes Drive on the seafront.

Access to The Sailing Club is permitted to members only. Proceed direct to the sailing club. Turn into Kings Avenue, then right onto Princes Drive on the seafront. **Visitors and Guests using their own vehicles must pay for entry** (either day ticket or annual pass).

There is no parking allowed on the seafront in the residents area except sailing club members for a short period to unhitch boats or unload. Cars which are left parked where not permitted (such as the resident's area of Princes Drive) will be issued with a penalty.

Access to The Bird Observatory is permitted to members only unless prior arrangements have been made with The Estate. Proceed directly to The Observatory, **entry and exit must be from the same entrance to the estate** (do not use the roads for shortcuts otherwise a penalty could be issued).