

HUTTONS PROPERTY

Terms of Use

By accessing and using our website, or by instructing us as your agent, you agree to be bound by these Terms of Use ("Terms"). Please read them carefully. This website, and the content on it, is intended for residents of the United Kingdom and is provided for general information only — nothing on it should be treated as financial, legal or investment advice. If you need advice of that kind, please speak to a qualified professional.

1 Who We Are

Huttons Property Ltd is a private company registered in England and Wales under company number 11718924, whose registered address is 47 Station Road, Hayes, UB3 4BE.

2 This Website

Huttons Property Ltd owns and operates this website (the "Website"). By accessing and using the Website, you (the "user", "you" or "your") agree to be bound by these Terms, which govern your access to and use of the Website.

3 Ownership and Use of Content

3.1 All text, data, images, graphics, photographs, logos, trade marks and other material on the Website (the "Content"), and all rights in it, belong to Huttons Property Ltd or our licensors. You may view Content on screen, print individual pages for your own personal use, and save pages to your own device — but you may not photocopy printed pages, store Content on any networked server, or copy, republish, download, broadcast or otherwise redistribute it.

3.2 You agree not to adapt, alter, or create derivative works from any Content on the Website, and not to use it for any purpose other than your own personal, non-commercial use.

TERMS OF USE

Content, conduct & liability

4 Acceptable Use

You agree to use the Website only for lawful purposes, and in a way that doesn't infringe the rights of, or restrict the use and enjoyment of, the Website by anyone else. This includes not posting or transmitting anything defamatory, obscene, offensive, or likely to cause harassment, distress or inconvenience to any person, and not disrupting the normal operation of the Website.

5 Intellectual Property

5.1 All copyright, trade marks, database rights and other intellectual property rights in the Website and its Content remain, at all times, the property of Huttons Property Ltd.

5.2 Nothing on the Website grants you any licence or right to use our name, logo or trade marks without our prior written permission. Our name may not be used in any advertising, publicity, or distribution of Content without our written consent.

6 Accuracy and Liability

6.1 The Website and its Content are provided "as is" and "as available". We do not guarantee the accuracy, completeness, timeliness or fitness for any particular purpose of the Website or its Content, and all implied warranties are excluded to the extent permitted by law.

6.2 We will not be liable for any loss — including indirect or consequential loss, or loss of use, data, or profit — arising from your use of, or reliance on, the Website or its Content, whether in contract, tort, or otherwise.

6.3 We make every reasonable effort to keep Content accurate and up to date, but it is provided for general information only and should not be relied upon without independent verification. We accept no responsibility for errors, omissions, or misleading Content on the Website or on any linked third-party websites.

6.4 We do not warrant that the Website will be uninterrupted, error-free, or free from viruses or other harmful code.

TERMS OF USE

General provisions

7 Privacy

Our Privacy Policy explains what personal information we collect from you, why we collect it, and how we store, use and protect it, in accordance with the UK GDPR and the Data Protection Act 2018. By using the Website, you confirm that you have read and understood our Privacy Policy.

9 Governing Law and Jurisdiction

These Terms are governed by, and will be interpreted in accordance with, the laws of England and Wales. Any disputes relating to these Terms or the Website will be subject to the exclusive jurisdiction of the English courts.

11 Conflict With Other Agreements

If there is any conflict between these Terms and a separate written agreement between you and Huttons Property Ltd (such as a tenancy agreement or terms of business), the separate written agreement will take priority.

13 Third-Party Links

The Website may contain links to third-party websites. We are not responsible for the availability, accuracy, or content of any third-party site, and including a link does not imply our endorsement of it.

8 Changes to These Terms

We may update these Terms from time to time, at our discretion. Any changes will be published on this page. Your continued use of the Website after changes are published will be treated as your acceptance of the updated Terms.

10 Severability

If any part of these Terms is found to be unlawful, invalid or unenforceable, that part will be treated as removed, and the remaining Terms will continue in full force and effect.

12 Events Beyond Our Control

We will not be responsible for any failure to comply with these Terms where this is caused by circumstances beyond our reasonable control.

TERMS OF USE

International use & contact

14 International Use

This Website is intended for users in the United Kingdom. If you access it from outside the UK, you do so at your own initiative, and you are responsible for ensuring compliance with any local laws that apply to you. By using the Website and communicating with us electronically, you consent to your information being transferred and processed in this way.

15 File Downloads

Any files made available to download from the Website remain subject to these Terms.

16 Complaints

If you have a complaint about our service, please put it in writing — by email or post — with as much detail as possible, so we can look into it properly. We will acknowledge your complaint promptly and aim to resolve it as quickly as we can.

THE PROPERTY OMBUDSMAN

If you feel we have not resolved your complaint satisfactorily within eight weeks, you may be entitled to refer the matter to The Property Ombudsman for an independent review, without needing our final response on the matter.

Contact Us

If you have any questions about these Terms, the Website, or our Privacy Policy, please get in touch using the details below.

Huttons Property Ltd

47 Station Road, Hayes, UB3 4BE

Email info@huttonsproperty.co.uk

Company Registration No. 11718924