

Website Disclaimers

1. General Disclaimer & Reliance on Information

The information provided on this website is for general informational purposes only and does not constitute professional, financial, or legal advice.

Whilst we make every effort to ensure accuracy, Machin Lane makes no representation, warranty, or guarantee as to the completeness, reliability, suitability, or availability of the information provided.

Users should not rely solely on the content of this website and are strongly advised to seek independent advice from solicitors, surveyors, financial advisors, or other qualified professionals before making any property-related decisions or commitments.

Property market information and legal requirements may change, and we are under no obligation to update content once published.

2. Property-Specific Disclaimers

Descriptions: All property descriptions, floor plans, and particulars are provided in good faith for guidance only. They do not form part of any offer or contract and should not be relied upon as statements of fact.

Measurements: All dimensions and measurements are approximate and should be independently verified by prospective purchasers or tenants.

Condition of Property: We have not tested any appliances, fixtures, fittings, or services. Buyers and tenants must satisfy themselves, through inspection or professional advice, as to the condition and suitability of any property.

Alterations & Use: Any reference to alterations, extensions, or permitted uses does not imply that the relevant planning permission, building regulation approval, or other consents have been obtained. It is the responsibility of the buyer/tenant to verify these.

CGIs & Photography: Any computer-generated images (CGIs), artist impressions, or visualisations are for illustrative purposes only and may not represent the final appearance of the property or development. Photographs may show only certain parts of a property at the time they were taken, and reliance should be placed on physical inspection.

3. Professional & Legal Advice

Machin Lane does not provide financial, tax, or legal advice. Clients should seek advice from suitably qualified professionals before proceeding with any property transaction.

Where general property market commentary or investment information is provided, it should not be construed as a guarantee of future performance. Past performance is not indicative of future results. Property investment carries inherent risks, including potential loss.

4. Third-Party Content & Links

This website may include links to external sites for convenience. Machin Lane does not control and accepts no responsibility for the content, accuracy, or availability of external websites.

The inclusion of any link does not imply endorsement or approval by Machin Lane. Users should review third-party website terms and policies before engaging with them.

5. Website Usage & Security

Access to this website is provided on an “as is” and “as available” basis. We do not guarantee uninterrupted access, error-free operation, or freedom from viruses, malware, or harmful components.

Users are responsible for ensuring their own systems are protected against viruses, malware, and cyber threats. Machin Lane accepts no liability for damage to computer systems, loss of data, or other technical issues arising from website use.

6. Regulatory & Compliance Information

Redress Scheme Membership: Machin Lane is a member of The Property Ombudsman (TPO), an independent redress scheme approved by the UK government. Membership No: [Insert Membership Number].

Fee Transparency: All fees and charges are displayed clearly and are inclusive of VAT, in accordance with UK law. Further details can be found in our Terms of Business.

Data Protection & Privacy: Machin Lane is committed to protecting your personal information. We comply with the UK General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please see our Privacy Policy for details on how we collect, store, and use your data.

Professional Indemnity Insurance: Machin Lane maintains professional indemnity insurance in compliance with the Provision of Services Regulations 2009. Details are available on request.

Important Notes

These disclaimers are designed to set fair expectations and protect both our clients and Machin Lane.

They do not exclude liability for matters which cannot be limited or excluded under UK law, including liability for death or personal injury caused by negligence.

Disclaimers are reviewed regularly to ensure ongoing compliance with changes in law, regulation, and business practice.