



## **Terms & Conditions**

Last Updated: September 2026

### **1. About Us**

Branfold Property Management ("Branfold", "we", "us", or "our") is the trading name of Sterling Property Management MK Limited.

- **Company Information:** We are registered in England and Wales under Company Registration Number 14696447.
- **Registered Office Address:** Drydale House, Newton Cross Road, Newton-in-Furness, Barrow-in-Furness, Cumbria, LA13 0NB.
- **Customer Correspondence Address:** 51 Ashford Crescent, Grange Farm, Milton Keynes, Buckinghamshire, MK8 0LZ.

We are dedicated to safeguarding your personal data through rigorous security and total transparency. We believe you should always know what information we maintain and remain in full command of how it is utilised.

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### **2. This Website**

Branfold owns and operates the website located at [branfold.co.uk](https://branfold.co.uk) (the "Website"). By accessing and using this Website, you, the user ("you" or "your"), agree to be bound by these terms and conditions (the "Terms") which govern your access to and use of the platform. If you do not agree to these Terms, you must stop using the Website immediately.

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### **3. Ownership and Use of Content**

**3.1** All material on this website — including text, software, imagery, media, design layout, and trademarks — is the property of Branfold or its licensors and is protected by intellectual property laws. Permission is granted to access and display this content digitally, retain single-page hard copies for personal reference, or save data to local storage media strictly for your own use. This limited license excludes the right to photocopy, network-store, scrape, or distribute the content through any public or private broadcast, digital transmission, or reproduction method.

**3.2** You are strictly prohibited from modifying, adapting, or building upon any Website Content. Use of these materials is restricted exclusively to private, non-professional, and non-commercial purposes.

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#### **4. Acceptable and Lawful Use**

By using this Website, you agree to follow all applicable UK laws and respect the rights of others. You must not:

- Engage in behaviour that is defamatory, harassing, abusive, obscene, or offensive.
  - Introduce viruses, trojans, worms, or other technologically harmful material.
  - Disrupt the site's normal operation, bypass security controls, or interfere with anyone else's ability to use and enjoy the Website.
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#### **5. Intellectual Property Rights**

**5.1** Branfold retains full ownership and all legal rights to this Website and its contents, including copyrights, trademarks, database rights, and all other intellectual property rights.

**5.2** All Trade Marks displayed on this website are the property of Branfold or their respective owners. Unauthorised use is strictly prohibited. No license to use these marks is granted by implication or otherwise; express written permission from Branfold must be obtained beforehand. Furthermore, the Branfold name and brand assets may not be utilised in any advertising or distribution materials without our prior written authorisation.

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#### **6. Liability and Disclaimers**

**6.1** Branfold offers this Website and all associated content on an "as is" and "as available" basis. While we strive for accuracy, we make no warranties, express or implied, regarding the accuracy, completeness, performance, or timeliness of the site. Furthermore, we explicitly disclaim all implied warranties, including satisfactory quality and fitness for purpose, to the maximum extent permitted by applicable law.

**6.2** While Branfold data and property market insights are collected through professional resources, statistical sampling, and surveys, Branfold does not guarantee its absolute

accuracy. Branfold assumes no liability for any errors, omissions, defects, or publication delays, nor for any consequences resulting from your reliance on this data.

**6.3 Statutory Consumer Protection:** Nothing in these Terms shall limit or exclude Branfold's liability for:

- Death or personal injury caused by our negligence;
- Fraud or fraudulent misrepresentation; or
- Any other liability that cannot be lawfully excluded or limited under English law (including your statutory rights under the Consumer Rights Act 2015).

**6.4** Subject to Section 6.3, Branfold shall under no circumstances be held liable to you for any damages whatsoever, including direct, incidental, indirect, or consequential losses. This includes, but is not limited to, loss of use, data, business opportunities, or profits arising out of or in connection with your use of this Website, regardless of the legal theory under which a claim is brought.

**6.5** Branfold does not warrant that the Website or its Content will be uninterrupted, secure, or error-free, that any defects will be corrected, or that this Website or the server that makes it available are free of digital viruses, bugs, or malicious software. You are responsible for implementing sufficient security procedures and virus checks on your own devices.

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## **7. Privacy and Data Protection**

Your privacy is fundamentally important to us. By using this Website, you acknowledge that your personal information will be collected, stored, and processed in accordance with our updated Privacy Policy and Direct Marketing Policy, which comply with the UK GDPR, the Data Protection Act 2018, and the Data (Use and Access) Act 2025.

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## **8. Changes to the Terms**

Branfold reserves the right to modify any portion of the Website or these Terms at its sole discretion to reflect changes in law or operational practices. Any updates will be published directly on this webpage. Your continued use of the platform following the publication of changes constitutes your formal agreement to the amended Terms.

## **9. Links to Third-Party Websites**

This Website may contain links to external websites operated by third parties (such as property portals or financial services). Branfold has no control over, and is not responsible for, the availability, security, or content of those external platforms. Accessing third-party links is entirely at your own risk.

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## **10. Downloads**

Certain files, guides, or informational documents may be made available for download from the Website. All such downloaded files are corporate property of Branfold and remain strictly subject to the restrictions and intellectual property terms outlined in Section 3 and Section 5 of these Terms.

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## **11. Severability**

If any provision or part-provision of these Terms is found by a court or administrative authority of competent jurisdiction to be invalid, illegal, or unenforceable, that specific provision shall be severed from the document. The remaining provisions shall continue in full force and effect.

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## **12. Conflict**

In the event of a direct conflict between these Website Terms & Conditions and any separate, signed professional client agreement or tenancy contract you hold with Branfold, the terms of that specific business agreement will take precedence.

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## **13. Events Beyond Our Control (Force Majeure)**

Branfold will not be held responsible or liable for any breach of these Terms, operational delays, or website downtime caused by circumstances beyond our reasonable control, including utility failures, cyber-attacks, industrial action, or acts of God.

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#### 14. Jurisdiction

These Terms shall be governed by and construed in accordance with English Law. Any disputes arising out of or in connection with the use of this Website shall be subject to the exclusive jurisdiction of the Courts of England and Wales.

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#### 15. Contact Us

If you wish to contact Branfold regarding the Website, these Terms, or our legal practices, please reach out via our operational correspondence address or our central email:

- **Address:** Drydale House, 51 Ashford Crescent, Grange Farm, Milton Keynes, Buckinghamshire, MK8 0LZ
- **Email:** [info@branfold.co.uk](mailto:info@branfold.co.uk)