

Disclaimer

Misrepresentation Act 1967

The Agents for the vendor or, as the case may be, Lessor (the Vendor) and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become any part of an offer or contract;
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, the Agents, the web site designers and hosts, or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact;
- (3) The Vendor does not make or give and neither the Agents or their servants have any authority, express or implied to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: The Agents have not made any investigations as to the existence or otherwise of any issues concerning pollution and potential air or water contamination. The purchaser is responsible for making his own enquiries in this regard.