Terms & Conditions

This page (together with the Privacy Policy and Cookies Policy), sets out the terms and conditions of use on which this website is made available to you.

Please read this page carefully. By accessing this website, you are agreeing to comply with these Terms & Conditions ("Terms" or "Terms of Service"). If there has been a breach of the Terms or illegal use of our website, your permission to use the website shall automatically terminate.

This website ("Site") is the property of Linley & Simpson Limited ("Linley & Simpson", "we", "us" or "our"), part of Lomond Property Lettings Limited ("Lomond"), with registered address 70 St. Mary Axe, London, England, EC3A 8BE.

These Terms only cover the Linley & Simpson website and its associated pages. Any other third party websites to which you are directed to or link from this Site are governed by their own terms and conditions. We accept no responsibility or liability for the content or operation of websites which are not under our control.

1. About us

1.1 Linley & Simpson Limited is registered in England & Wales.

- Registered office: 70 St. Mary Axe, London, England, EC3A 8BE
- Registered company number: 03823391
- VAT number: 299705053

1.2 Linley & Simpson is part of Lomond and is a member of ARLA Propertymark, NAEA Propertymark and The Property Ombudsman.

2. Using this website

2.1 You may use this website for your own personal, non-commercial purposes, such as searching for a property to buy or rent, booking a valuation or viewing, or getting in touch with one of our branches.

2.2 You agree to use this website only for lawful purposes and in a way that does not infringe the rights of, or restrict or inhibit the use and enjoyment of the website by, anyone else. This includes, but is not limited to, posting or sending content that is offensive, defamatory or misleading, or attempting to interfere with the website's security or normal operation.

2.3 You may not create a link to, or frame, any part of this website without our prior written consent.

3. Property information

3.1 We take reasonable care to make sure property details on this website are accurate and up to date. However, all property information, including prices, rents, availability dates, bills-included packages, descriptions, photographs and floor plans, is provided for general guidance only.

3.2 Property details contained on the website do not form part of any offer or contract and may change without notice. Photographs and floor plans are for illustration purposes only and may not show the exact condition, layout or furnishings of a property.

3.3 Before making any decision, please confirm the details of a property with your local Linley & Simpson branch.

3.4 Online valuation estimates, calculators and similar tools on this website provide an indication only. They do not constitute a formal valuation or financial advice.

4. Online forms and enquiries

4.1 When you submit a form on this website, such as a valuation request, viewing request, property enquiry, registration or application, you confirm that the information you provide is true, accurate and complete to the best of your knowledge.

4.2 Submitting a form allows us to understand your requirements and get in touch with you. It does not reserve a property, guarantee that a property will be offered to you or create any contract or agreement between you and Linley & Simpson.

4.3 Any sale, purchase, letting or tenancy will be subject to its own terms of business, checks and written agreements, which will be provided to you separately.

4.4 If you provide personal details about another person, such as a joint applicant, you confirm that you have their permission to share those details with us.

4.5 Details of our fees are available on our Compliance and Legal Documents page. Any fees that apply to our services will be explained to you before you are asked to pay them.

4.6 Where you choose to receive property-related news and updates from us, you can unsubscribe at any time using the link in the bottom of our emails or by contacting your local branch.

5. Copyright and intellectual property

5.1 All content on this website, including text, images, graphics, logos, videos, property details and the design and layout of the website, is owned by or licensed to Linley & Simpson and is protected by copyright, trademark and other intellectual property laws.

5.2 You may view, download and print content from this website for your own personal, non-commercial use only. Any other copying, reproduction, distribution or use of the content for commercial purposes without our prior written permission is strictly prohibited.

5.3 The Linley & Simpson name and logo may not be used in any way, including in advertising or publicity, without our prior written permission.

5.4 You may not copy, reproduce, republish, download, post, broadcast, record, transmit, commercially exploit, edit, communicate to the public or distribute in any way the Site pages, any content on the Site or the computer codes of elements comprising the Site other than for your own personal use. In particular, you are not permitted to use the Site or any of its content in any of the above-mentioned ways in order to promote, or allow third parties to promote, properties which we are not offering for sale or which are being resold or leased by third parties.

6. Disclaimer

6.1 We reserve the right to make changes to this website, our policies and these Terms at any time, without any notice to you.

6.2 While we take reasonable care to keep the information on this website accurate, we make no warranties, whether express or implied, about its accuracy, completeness or suitability for any particular purpose.

6.3 We do not guarantee that the website will always be available, uninterrupted or error-free, that any defects will be corrected, or that the website or the server that makes it available is free of viruses or bugs.

7. Limitation of liability

7.1 To the fullest extent permitted by law, Linley & Simpson will not be liable for any loss or damage, including indirect or consequential loss, loss of data or loss of profits, arising out of or in connection with your use of this website or your reliance on any of its content.

7.2 Nothing in these Terms limits or excludes our liability for death or personal injury caused by our negligence, for fraud or for any other liability that cannot be limited or excluded under English law.

8. Links and third-party services

This website may contain links to third-party websites for your convenience. We have no control over these websites and accept no responsibility for their content, availability or the way they handle your information.

Some services featured on this website, such as mortgage advice, removals and surveys, are provided by our trusted partners. These services are subject to each partner's own terms and conditions, and the partner is responsible for the service it provides.

9. Privacy and cookies

Any personal information you share with us through this website will be used in line with our Privacy Policy and handled in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018. Please read our Privacy Policy and Cookie Policy to understand how we collect, use and protect your information.

10. Changes to these Terms

We may update these Terms from time to time. Any changes will be published on this page with no further notice to you, so please check back whenever you use the website. Your continued use of the website after any changes means you accept the updated Terms.

11. Events beyond our control

We will not be responsible for any failure or delay in meeting our obligations under these Terms caused by circumstances beyond our reasonable control.

12. Severability

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

13. Conflict

If there is any conflict between these Terms and any other written agreement between you and Linley & Simpson, such as a tenancy agreement or terms of business, the other written agreement will take priority.

14. Governing law

These Terms are governed by and interpreted in accordance with the laws of England and Wales, and any disputes will be subject to the exclusive jurisdiction of the courts of England and Wales.

15. Contact us

If you have any questions about this website, these Terms or our Privacy Policy, please get in touch with your local Linley & Simpson branch, which you can find using our branch finder.

If you would like to make a complaint, please refer to our Complaints Procedure, which is available on our Compliance and Legal Documents page.

Last updated: November 2026