

BPM MEDIA Ltd Photography and Floorplans Disclaimer

BPM Media give notice that:

1. We prepare all our particulars in good faith, they should only be used as a general outline for the guidance and general information of intending purchasers or lessees, and to be used for marketing purposes only and do not constitute in whole or in part an offer or contract.
2. Reasonable endeavors have been made to ensure that the information given in our particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
3. All statements in our particulars are made without responsibility on the part of BPM Media.
4. No statement in our particulars are to be relied upon as a statement or representation or warranty in relation to any property.
5. Neither BPM Media nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to any property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
8. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
9. BPM Media do not take into consideration any wall thickness when drawing floor plans, we therefore quote the gross internal area which may vary in respect of this. BPM Media will not accept liability for differing calculations on floor plans and therefore advise all parties not to calculate property values based on supplied floor plans. BPM does not specifically measure door widths and these are given as standard 2'3" for internal doors and 2'6" for the entrance door.
10. Floor plans supplied by BPM Media are for illustration purposes only and not drawn to scale.
11. BPM floor plan measurements are written as standard always quoting the longest or largest measurement first.
12. BPM floor plan square footage includes all chimney breasts, corner pillars, and other structural protrusions. BPM does not include restricted height (i.e. less than 5ft) unless specifically stated in the disclaimer.
13. Garages that are attached to the main building are included in the square footage only if they have door access from the house.
14. BPM will exclude all stand alone Out Buildings (Sheds, Stores and Garages) from the total square footage.
15. BPM will excluded from the square footage all communal areas, communal staircases and any balcony and terrace area.

16. BPM use standard symbols for all internal features such as baths and sinks and these are for illustrative purposes only and do not indicate the actual size, location or style of fitting.