

Website terms of use

Last updated: 12 May 2026

Effective from: 12 May 2026

These Website Terms of Use (the “Terms of Use”) govern your use of ortelias.com (the “Site”) as a visitor. The Site is operated by Hawkeye Land Limited, a company registered in England and Wales under company number 12262268, with registered office at 1-2 Rhodium Point, Spindle Close, Hawkinge, Folkestone, Kent, CT18 7TQ (“Ortelias”, “we”, “us”, “our”). Ortelias is a trading name of Hawkeye Land Limited.

These Terms of Use cover your use of the publicly accessible parts of the Site. If you subscribe to the Ortelias platform, you are additionally subject to our Subscriber Terms and Conditions, which take precedence in the event of any conflict. Your use of the Site is also subject to our Privacy Policy at ortelias.com/privacy and our Cookie Policy at ortelias.com/cookies.

1. Acceptance of these Terms of Use

1.1 By accessing or using the Site, you confirm that you have read, understood, and agreed to be bound by these Terms of Use. If you do not agree, you must stop using the Site.

1.2 We may update these Terms of Use from time to time. The updated version takes effect on the date stated at the top of this document. Continued use of the Site after that date constitutes acceptance of the updated Terms of Use.

2. No warranty on Site content

2.1 The Site is provided for general information about Ortelias and the Ortelias platform. Content on the Site, including marketing pages, blog articles, and product descriptions, is provided on an “as is” and “as available” basis. We do not warrant that Site content is accurate, complete, current, or fit for any particular purpose.

2.2 Nothing on the Site constitutes professional advice, including planning, valuation, legal, surveying, financial, or investment advice. You must not rely on Site content as the basis for any commercial or personal decision.

3. Limited licence to view

3.1 We grant you a limited, non-exclusive, non-transferable, revocable licence to access and view the Site for your personal or internal business use, subject to these Terms of Use. No other rights are granted, expressly or by implication.

4. Prohibited uses

4.1 You must not:

- use any automated system, including bots, spiders, harvesters, or similar tools, to access, copy, store, reproduce, or extract content from the Site;
- reverse engineer, decompile, disassemble, or otherwise attempt to derive the source code, structure, or underlying logic of any part of the Site or its supporting systems;
- use the Site or any Site content to build or contribute to any database, product, or service that competes with Ortelias, including any aggregator, listing service, or land discovery service;
- introduce or transmit any virus, worm, trojan, ransomware, or other malicious or harmful code through the Site;
- attempt to gain unauthorised access to the Site, its hosting infrastructure, any subscriber area, or any account on the Ortelias platform;
- use the Site in any way that could damage, disable, overburden, impair, or interfere with the Site or any other user's use of it;
- use the Site, or any Site content, for any unlawful purpose, or to do anything fraudulent, harmful, harassing, defamatory, or that infringes the rights of any other person;
- remove, alter, obscure, or interfere with any copyright notice, trademark notice, or other proprietary marking on the Site.

5. Intellectual property

5.1 All content on the Site, including text, graphics, logos, icons, images, audio, video, software, design, and underlying technology, and all intellectual property rights in that content, are owned by Hawkeye Land Limited or its licensors. The "Ortelias" name and the Ortelias logo are trademarks of Hawkeye Land Limited.

5.2 Nothing in these Terms of Use grants you any right, title, or interest in any of our intellectual property other than the limited licence to view in clause 3.1.

6. Third-party links

6.1 The Site may contain links to third-party websites, including the websites of estate agents, partners, payment processors, and information providers. We provide those links for convenience only. We do not control, endorse, or accept responsibility for the content, availability, accuracy, security, or practices of any linked third-party site, and your use of any such site is at your own risk and subject to that site's own terms.

7. Disclaimers and liability

7.1 To the maximum extent permitted by law, we disclaim all warranties, conditions, and representations, express or implied, relating to the Site and Site content, including any implied warranty of merchantability, fitness for a particular purpose, or non-infringement.

7.2 To the maximum extent permitted by law, we shall not be liable for any indirect, consequential, special, punitive, or exemplary loss, or for any loss of profit, loss of business, loss of opportunity, loss of anticipated savings, loss of contracts, loss of goodwill, loss or corruption of data, or wasted expenditure, in each case arising out of or in connection with your use of the Site.

7.3 Our total aggregate liability to you arising under or in connection with your use of the Site shall not exceed one hundred pounds (£100).

7.4 Nothing in these Terms of Use shall exclude or limit our liability for: (a) death or personal injury caused by negligence; (b) fraud or fraudulent misrepresentation; (c) any other liability that cannot be excluded or limited under English law.

7.5 If you are a consumer, your statutory rights are not affected by these Terms of Use, and the limitations above are read down or disapplied to the extent necessary to comply with applicable consumer protection law.

8. Privacy and cookies

8.1 We process personal data and use cookies on the Site as described in our Privacy Policy at ortelias.com/privacy and Cookie Policy at ortelias.com/cookies. By using the Site you confirm that you have read those documents.

9. Subscribers

9.1 Use of the Ortelias subscriber platform is governed by the Subscriber Terms and Conditions and, where applicable, the Fair Use Policy, both available at ortelias.com. Where a subscriber uses the Site, both these Terms of Use and the Subscriber Terms and Conditions apply; in the event of conflict, the Subscriber Terms and Conditions take precedence in respect of the subscriber's use of the platform.

10. Changes to the Site

10.1 We may add to, change, or withdraw any part of the Site at any time, including pages, features, and content. We will not be liable to you if any part of the Site is unavailable at any time or for any period.

11. Changes to these Terms of Use

11.1 We may update these Terms of Use from time to time. The updated version takes effect on the date stated at the top of this document. Material changes will be brought to the attention of visitors where reasonably practicable.

12. Governing law and jurisdiction

12.1 These Terms of Use are governed by the laws of England and Wales.

12.2 Any dispute arising under or in connection with these Terms of Use is subject to the exclusive jurisdiction of the courts of England and Wales, save that if you are a consumer resident in Scotland or Northern Ireland, you may also bring proceedings in the courts of those jurisdictions.

13. Contact

13.1 For questions about these Terms of Use, contact us at hello@ortelias.com.

Disclaimer: This document and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, please notify the sender immediately and delete this document. Any unauthorised use, disclosure, copying, or distribution is strictly prohibited. Ortelias does not accept liability for errors or omissions. Ortelias is a trading name of Hawkeye Land Limited, a company registered in England and Wales (Company No. 12262268, VAT GB 515 5737 83). Registered office: 1-2 Rhodium Point, Spindle Close, Hawkinge, Folkestone, Kent, CT18 7TQ.