

Cookies Policy

Your choices about cookies and similar website technologies

REVISED 8 OCTOBER 2026 • VERSION 4 • FOR REVIEW

This policy explains the cookies and similar storage or access technologies used in connection with Top Notch Property Solutions Ltd's website at topnotchproperty.co.uk, hosted by Wix. It should be read with our Privacy Policy, which explains how we handle personal information and how to exercise your rights.

1. Who Operates the Website

- 1.1** Top Notch Property Solutions Ltd is registered in England and Wales, company number 16961705. Our registered office is 5 Barleycorn Drive, Birmingham, United Kingdom, B16 0NA. Contact info@topnotchproperty.co.uk or 0121 769 3532 about this policy or your website privacy choices.

2. What Cookies Do

- 2.1** Cookies are small files stored on a device when a website is used. Similar technologies include local storage, pixels and tags that store information on, or access information from, a device. They can support security, remember choices or measure website use. A session cookie normally ends when the browser session closes; a persistent cookie remains for its stated duration unless deleted sooner. First-party cookies relate to the website you visit; third-party technologies come from another provider.

3. Categories and Consent

- 3.1** Strictly necessary technologies support functions such as security, fraud prevention, delivery of requested website features and remembering cookie choices. We use an exemption from consent only where the purpose and actual use qualify. A provider's label alone does not determine whether a cookie is legally essential.
- 3.2** Optional functional technologies can remember preferences beyond what is essential. Optional analytics technologies help understand visits and improve the website. Marketing technologies can measure campaigns or support advertising. Our chosen policy is to obtain consent before optional technologies in these categories operate, including analytics, rather than relying on a statistical-purpose exemption.
- 3.3** Optional purposes are off by default. Browsing the site or closing a banner is not consent. You can accept optional purposes, reject them or make a separate choice by category. Refusing optional cookies does not prevent you from requesting a quote or contacting us. Any optional embedded content should offer a suitable alternative where possible.

4. Choosing and Changing Your Settings

- 4.1** Use the cookie banner to select “Accept all”, “Reject optional” or “Manage preferences”. Use the “Cookie settings” link in the website footer to review or withdraw your choices at any time. You can withdraw consent as easily as you give it. Withdrawal stops future optional storage or access for the rejected purposes, and the consent mechanism must remove technologies already set where required. Your browser may also let you delete existing cookies or block them; deleting a preference cookie may cause the website to ask for your choices again.
- 4.2** Blocking all cookies can affect essential features. Browser controls supplement the website’s consent choices and are not treated as blanket permission for optional tracking. If a new optional purpose or provider is added, we obtain fresh consent where needed before using it.

5. Cookie Register

- 5.1** The register below is a preparation reference, not an audit of the live site. It must be replaced with the verified register before this policy is published. Wix’s platform reference lists the following examples; the actual website may use a different set and additional technologies from installed apps or integrations.

Wix example	Platform purpose	Vendor duration
XSRF-TOKEN	Fraud prevention	Session
svSession	Security and core functions	12 months
SSR-caching	Page rendering	24 hours
TS*	Attack detection	Session
bSession	System effectiveness	24 hours

- 5.2** For each actual technology, the final register must identify its exact name, provider and domain, purpose, category, duration, whether it is first- or third-party, and the applicable consent or exemption. Include local storage, pixels and tags as well as cookies. Do not list an analytics or advertising provider as active unless it is installed and enabled.

6. Providers and Changes

- 6.1** Wix supplies the website platform. Additional providers must be identified in the verified register and consent preferences before their optional technologies are enabled. Their processing of personal information, including any overseas processing, is also explained through the Privacy Policy and relevant provider notices.
- 6.2** We review this policy when the website or its technologies change. The date and version identify the latest policy. Questions or privacy complaints can be sent to the contact details above; the Privacy Policy explains the complaint process and your right to contact the ICO.