SMALLHOLDINGSALES

Cookie Policy

Version: [2.0]
Effective date: 1st September 2026
Last updated: 14th October 2026

Cookies and similar technologies used by SmallholdingSales

Operated by SMALLHOLDINGSALES LIMITED, 1st Floor Unit 2ca Deer Park Farm Industrial Estate, Knowle Lane, Fair Oak, Hampshire, England, SO50 7DZ. Contact: info@smallholdingsales.com

1. What are cookies?
Cookies are small files stored on your device. Similar technologies can also store information on, or access information from, your device. This Policy uses “cookies” to include similar technologies.

2. How we use cookies
SmallholdingSales may use cookies and similar technologies to operate the Platform, authenticate users, maintain sessions, protect security, remember preferences, understand website use and support third-party features. We will not activate non-essential technologies that require consent until valid consent has been obtained.

3. Cookie categories

Strictly necessary
These support services you request, such as login, session management, security, access controls and core Platform functionality. Where the legal exemption applies, consent is not required, but we will provide appropriate information.

Preferences and functionality
These remember choices or settings. If a technology is not strictly necessary, we will obtain consent where required.

Analytics and performance
These may help us understand visits and feature use. They will only be activated in accordance with applicable law and the user's consent where required.

Marketing and advertising
If introduced, these will be activated only where permitted and after any required consent.

Third-party technologies
Embedded videos, payment providers, maps, AI integrations or other third-party services may use cookies or similar technologies depending on how they are integrated and configured. Using an AI service does not automatically mean

that it places cookies on the SmallholdingSales website. We will identify any relevant technologies in the verified production inventory and apply consent controls where required. Third-party privacy information may also apply.

4. Consent and controls

Where consent is required, the website should provide a clear mechanism to accept, reject or customise non-essential cookies. Consent must be freely given, specific, informed and expressed through a clear affirmative action. Users should be able to change their choice later through the website's cookie settings where available. Continuing to browse is not, by itself, consent.

Rejecting non-essential cookies should not prevent use of core Platform functions, although optional features may be affected.

5. Essential Platform functions

- Account authentication and session management.
- Access controls for private account areas.
- Security, abuse prevention and protection of forms and requests.
- Remembering essential application state and supporting technical delivery.

6. Observed Search Demand

The Platform's intended Observed Search Demand feature is designed to capture settled search criteria without using a user ID, IP address, cookie identifier or device identifier as part of the demand signal. It is not intended to identify individual users. The actual production implementation must be checked to confirm whether any cookies or similar technologies are involved and that the implementation matches the Privacy Policy.

Digital-platform seller reporting and HMRC compliance may involve personal information processed within account or transaction workflows, but those legal reporting obligations do not, by themselves, mean that cookies or similar tracking technologies are used. Any such technologies must be assessed separately and included in the inventory if present.

7. Managing cookies in your browser

Most browsers let you block or delete cookies. Blocking essential cookies may prevent login or other Platform features from working correctly. Browser controls do not necessarily replace the website's consent controls for technologies that require consent.

8. Cookie duration

Cookies may be session-based or persist for a defined period. Exact duration depends on the cookie and provider and must be recorded in the inventory below.

9. Required cookie inventory

The following inventory is based on a code and configuration review dated 10 October 2026. It is not yet a fully verified production-domain inventory. Items expressly marked “unverified” must be checked in a clean browser session on the published domain before this Policy is finalised.

The audit found no analytics platforms, advertising pixels, session-recording tools or error-tracking tools installed in the reviewed code. Stripe is reached by redirecting users to Stripe-hosted pages; no Stripe script was found running on

SmallholdingSales pages. AI Virtual Renovation, Matchmaker and Assisted Listing were reported to run on the server, with no client-device storage identified for those AI features.

Inventory (code audit; production verification outstanding)

Technology / provider / status	Purpose and category	Data accessed or stored	Duration / expiry	Consent and enforcement	Provider information / verification
1. Supabase authentication token SmallholdingSales / Supabase JS SDK; site domain. First-party localStorage.	Keeps a user signed in and refreshes authentication. Strictly necessary.	Access token, refresh token, user ID, email and expiry time.	Until sign-out; access token reportedly renews about hourly while active.	No consent expected where strictly necessary for a user-requested login. Audit says set only on sign-in.	Supabase privacy information URL: insert/verify before publication. Name/domain and live behaviour: verify on production.
2. sidebar_state SmallholdingSales; site domain. First-party cookie.	Remembers whether dashboard sidebar is open/collapsed. Preferences/functionality.	Boolean true/false.	7 days (max-age 604800).	Audit says arguably exempt as a user-requested function; conservative disclosure recommended. Confirm legal treatment. Set when user toggles menu.	SmallholdingSales policy applies; no separate provider link identified.
3. smallholdingsales:listings-view SmallholdingSales; site domain. First-party localStorage.	Remembers grid/list view in My Listings. Preferences/functionality.	View name.	Until cleared.	Audit says arguably exempt as a user-requested function; confirm legal treatment. Set when user changes view.	SmallholdingSales policy applies; no separate provider link identified.
4. smallholdingsales:just-published SmallholdingSales; site domain. First-party sessionStorage.	Shows listing-published confirmation once. Functional.	Flag value “1”.	Removed after shown or when tab closes.	No consent expected if strictly necessary for the requested publishing flow. Set after publishing.	SmallholdingSales policy applies; no separate provider link identified.
5. pv:<property id> SmallholdingSales; site domain. First-party sessionStorage.	Prevents refreshes inflating property view counts; signed-in users may also have recently-viewed data	Session flag; property view also recorded in database, potentially	Until tab closes for sessionStorage. Database retention is	Legal position uncertain. Audit flags possible first-party statistics	SmallholdingSales Privacy Policy; confirm database

	recorded. Functional/statistical.	with user ID when signed in.	not specified by this audit.	exemption subject to disclosure and easy opt-out; no opt-out currently exists. Obtain legal confirmation and implement any required opt-out/consent.	retention separately.
6. ss-search-demand-session SmallholdingSales; site domain. First-party sessionStorage.	Groups search filters into anonymous buyer-demand statistics for sellers. First-party analytics/statistics.	Random session ID; search filters sent to database without user identity, according to audit.	Until tab closes. Database retention is not specified by this audit.	Legal position uncertain. Audit flags possible statistics exemption subject to disclosure and easy opt-out; no opt-out currently exists. Confirm legal position and implement any required controls.	SmallholdingSales Privacy Policy; confirm database retention separately.
7. OpenStreetMap map tiles OpenStreetMap Foundation; tile.openstreetmap.org. Third-party content.	Displays approximate property location and Matchmaker area picker.	Browser sends IP address and browser details; audit says code sets no cookies. Whether provider sets any is unverified.	No duration identified in code; provider-side behaviour unverified.	No storage technology identified in code; disclose data transfer. Recheck live browser behaviour.	Insert verified OpenStreetMap privacy/tile usage policy URL before publication.

8. YouTube video embed Google / YouTube; www.youtube-nocookie.com. Third-party content.	Plays a seller property video. Functional embedded media.	Privacy-enhanced mode reportedly avoids tracking cookies until playback; after playback, cookies/local storage may be used. Exact identifiers unverified.	Set by Google/YouTube; exact duration unverified.	Consent likely required for non-essential storage after playback. Audit says player currently loads on page open and is not blocked. Do not treat this as resolved: implement click-to-load/consent blocking or obtain appropriate legal confirmation before publication.	Insert verified YouTube privacy-enhanced mode and Google privacy/cookie policy URLs.
9. Google Fonts Google; fonts.googleapis.com and fonts.gstatic.com. Third-party content.	Loads Fraunces and Inter fonts. Functional presentation.	IP address and browser details reportedly transmitted; audit says no cookies set.	Not applicable in reviewed code; confirm live behaviour.	No storage identified in code, so no PECR consent identified by the audit; disclose processing under privacy information. Consider self-hosting.	Insert verified Google Fonts FAQ/privacy policy URL.
10. Google OAuth sign-in Google sign-in service; third-party sign-in domain(s) to verify on production.	"Continue with Google" sign-in, only after user clicks. Strictly necessary for the sign-in request.	Provider-domain cookies/data may be used; exact names and data are unverified.	Set by provider; unverified.	Audit considers this user-requested and strictly necessary. Confirm live behaviour and provider cookies.	Insert verified Google privacy and cookie policy URLs. Confirm the actual sign-in domains and any provider-set cookies on the published website.

11. Stripe Checkout / Billing Portal Stripe; checkout.stripe.com and billing.stripe.com. Third-party hosted pages.	Payments and subscriptions after user clicks through to Stripe.	Card and fraud-prevention data held by Stripe; cookie names not audited. No Stripe script found on SmallholdingSales pages.	Set by Stripe; not verified in this audit.	On Stripe-hosted pages, Stripe's own notices and controls apply. Reassess if Stripe scripts are later embedded on SmallholdingSales pages.	Insert verified Stripe privacy/cookie policy URL.
12. Hosting/delivery security cookies (example: __cf_bm) Hosting provider; live domain/provider domain not confirmed.	Potential bot/security protection. Strictly necessary if present.	Not found in reviewed code; live-domain presence and data are unverified.	Unverified.	If present and strictly necessary, consent may not be required; verify provider, purpose and live behaviour before listing as confirmed.	Identify actual hosting provider and insert its verified cookie/privacy policy URL.

9A. Google Ads advertising and measurement

SmallholdingSales uses Google Ads (formerly known as Google AdWords) for advertising and conversion measurement. The Google Ads tag is used to understand how effectively our advertising campaigns perform and whether visitors who interact with an advert subsequently take relevant actions on the SmallholdingSales website.

Advertising and measurement cookies are off unless you provide the required consent. For visitors in the UK and EU, the Google Ads tag is configured not to load for advertising and measurement purposes until the required consent has been given.

Google Ads cookies and related technologies

The following Google Ads cookies and related advertising technologies may be used when the required consent has been provided:

Name	Provider	Purpose	Duration
_gcl_au, _gcl_aw, gac*	Google Ads	Link an advert click to a later action on our site for conversion measurement.	Up to 90 days
Cookies on googleadservices.com / doubleclick.net	Google	Measure advertising and help prevent fraud.	Up to 13 months

Google Consent Mode

We use Google Consent Mode to respect your cookie choices. Before you make a choice, the relevant advertising and measurement consent settings are set to "denied". Google only receives an "allowed" signal after you agree to the relevant advertising and measurement cookies, subject to the Consent Mode configuration. If you later withdraw consent, we update the consent status and delete the Google Ads cookies we can reach.

Changing or withdrawing your consent
You can change your choice at any time using the “Cookie settings” link at the bottom of every page. Withdrawing consent is as easy as giving it, and it takes effect straight away in every open tab. You can also delete cookies in your browser settings. Your choice never affects your access to the website.

Google Ads conversion measurement
Subject to the consent controls described above, Google Ads may be used to measure relevant actions including buyer registration, private seller registration, waiting-list or founding-member registration, successful contact-form submission, property enquiries or viewing requests, and clicks on relevant “List your property” or “Join waiting list” buttons.

We do not send your name, email address or phone number to Google as part of these conversion measurements. Google may receive information about your device and browser, the advert you clicked, pages visited on the website and whether a measured action was completed.

Google Ads provider information
Google Ads is provided by Google Ireland Limited / Google LLC. Google may process advertising and measurement information in accordance with its own privacy and data-use policies. Further information is available from Google’s Privacy Policy and information about how Google uses data from sites and apps that use its services.

The lawful basis for advertising and measurement cookies in the UK and EU is consent where required under applicable data-protection and electronic-communications laws.

Google Ads amendment added: 14 October 2026

10. Changes to this Policy
We may update this Policy if our technology, providers or legal requirements change. Where required, we will provide notice and obtain renewed consent.

11. Contact
For questions about cookies, contact SMALLHOLDINGSALES LIMITED, 1st Floor Unit 2ca Deer Park Farm Industrial Estate, Knowle Lane, Fair Oak, Hampshire, England, SO50 7DZ, at info@smallholdingsales.com.