



Chancel

## Residential Property Search

# ChancelCheck

(incorporating optional TitleChecker)



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Land and property information



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Flood



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Subsidence



### Why you need a ChancelCheck:

Is your client liable for repairs to the parish church?

Are there matters that relate to the title of the property that could affect the intended use?

### ChancelCheck

ChancelCheck is a pinpoint search which combines historical parish boundary information, modern mapping techniques and Inland Revenue data contained within the National Archive to determine whether or not a property is within a parish that retains the right to charge for the cost of repairs to the church chancel.

It's not just homeowners who live near a church that could be obliged to pay maintenance costs, any property within the parish boundary could be at risk from unexpected church repair bills.

ChancelCheck provides you with either a statement of risk or a certificate confirming there is no record of risk of chancel repair liability.

### Land Registry Office Copy Entry

A copy of the Land Registry Office Copy Entry is included and supported by the TitleChecker, which provides a report on title in a clear and digestible format.

### TitleChecker (optional)

TitleChecker is an automated title interrogation report that examines Land Registry records and

provides a report on title, saving you time and money by reducing the effort needed to complete the interrogation. The report is split into three sections:

- **Property detail** – the basic elements of the Land Registry title e.g. tenure or grade of title
- **Ownership** – matters that may affect the proprietor's legal and/or beneficial interest in the property e.g. a caution or notice
- **Use** – matters that may affect the proprietor's intended use of the property e.g. restrictive covenants

TitleChecker offers a summarised result for each of the above sections, itemised clearly at the top of the report. Where the result requires attention or is critical, a detailed analysis with solutions is provided.

### Insurance Quote

Where insurable risks are identified as part of the ChancelCheck or TitleChecker an insurance quote will be provided to help inform the purchasing decision.

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