



Chancel

Commercial Property Search

ChancelCheck®

(incorporating optional TitleChecker)



CON29DW



Official Local Authority



Environmental



Flood



Planning



Mining



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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