



Chancel Report

RESIDENTIAL

Potential liability

This Landmark Chancel Report is powered by PinPoint who have searched their records of historical parish and tithe boundaries, third party data, and data sourced from the national archives.

We have determined that the property is located in a historical parish or tithe district containing a record of Chancel Liability.

This service is only available for properties in England and Wales. The data used to identify potential risk is derived from an academic interpretation of historical parish boundaries, tithe districts and the relevant documentation pertaining to potential chancel repair liability held at the National Archive.

It should be noted that this service searches against the identified address point of the subject building and not the delineated boundary of the property, in order to establish the location in respect of the relevant historical boundary.

PinPoint Chancel can supply an Aviva Insurance Policy to cover this risk. Please log into your account or contact your reseller to purchase a policy.

Prices of all our policies can be found on the following page.

PinPoint Chancel Search Ltd is an Appointed Representative of Arlington Insurance Services Ltd. Arlington Insurance Services Ltd is Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Address:
54, Acre Lane,
Bromborough
WIRRAL
CH62 7DB

Your reference:
PP00870212

Client reference:
323704856-998943642-
32524253

Date of order:
07 November 2023

Report Terms and Conditions

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which can be found at https://lmkcorp1.s3.amazonaws.com/s3fspublic/landmark_terms_and_conditions_299431_8.0_content.pdf

The reports are also supported by £10 million Professional Indemnity Insurance; details available on request

If you require any assistance please contact our customer services team:

t: 0844 844 9966
e: helpdesk@landmark.co.uk
landmark.co.uk

Chancel Aviva insurance premiums

Based upon the result of this search, PinPoint have provided the option of an Insurance Policy to cover the property for Chancel liability up to the sum of £3 million. (Subject to T&C's)

PinPoint Chancel Repair Insurance policies are underwritten by Aviva Insurance.

All policies are:

- In perpetuity
- Successor in title

Samples can be found on our website
www.PinPointinformation.co.uk

The figures quoted below include IPT and administration fees of £6 (including vat)

For higher limits of indemnity or areas greater than 20 acres please contact us on 0844 822 3960 or info@PinPointinformation.co.uk

Residential up to 5 acres – in Perpetuity

Indemnity	Premium
£1,000,000	£45.20
£2,000,000	£118.00
£3,000,000	£184.56

Residential 5 to 20 acres – in Perpetuity

Indemnity	Premium
£1,000,000	£82.07
£2,000,000	£158.14
£3,000,000	£237.39

Commercial up to 3 acres – in Perpetuity

Indemnity	Premium
£250,000	£96.66
£500,000	£144.67
£750,000	£176.67
£1M	£208.86
£1.5M	£406.00
£2M	£512.67
£2.5M	£608.66
£3M	£704.67

Commercial 3 to 5 acres – in Perpetuity

Indemnity	Premium
£250,000	£205.70
£500,000	£411.73
£750,000	£623.05
£1M	£823.81
£1.5M	£1,024.56
£2M	£1,373.24
£2.5M	£1,584.56
£3M	£1,795.88

Commercial 5 to 20 acres – in Perpetuity

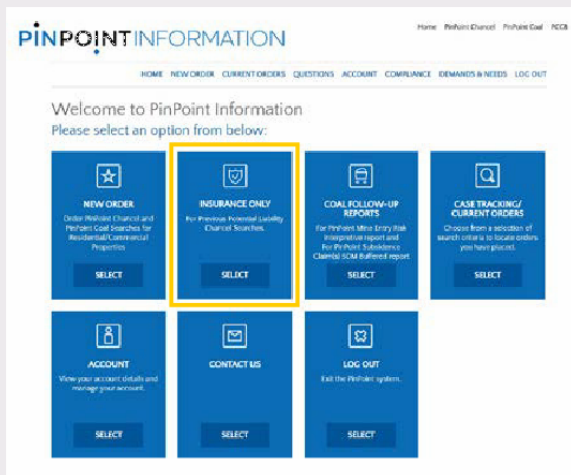
Indemnity	Premium
£250,000	£258.53
£500,000	£570.22
£750,000	£781.54
£1M	£940.04
£1.5M	£1,341.54
£2M	£1,531.73
£2.5M	£1,743.05
£3M	£1,954.37

Chancel Insurance Order Process

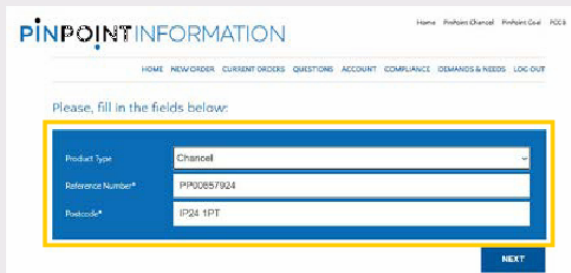
If you wish to obtain Chancel Insurance to cover a risk highlighted in a potential liability result, you will need to follow the process below and order it directly from PinPoint Information, our specialist Chancel partner.

Policies for properties up to 20 acres can be obtained directly from the website, but if you require a larger policy or technical assistance please contact them at info@pinpointinformation.co.uk

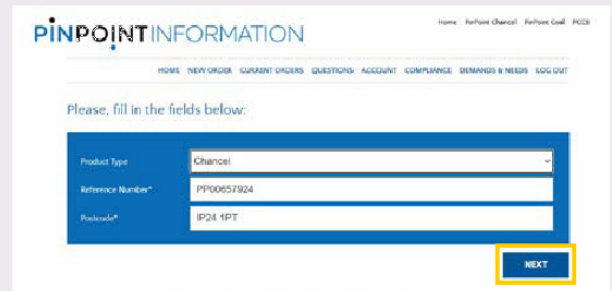
1. Please go to www.pinpointinformation.co.uk to register or login.
2. Please select **Insurance Only**.



3. Please ensure the product type is set to Chancel and then enter the **search reference number** and the **postcode** of the property from the original Chancel search.



4. Click **Next** below the box.



5. You will be presented with the insurance options available for that search (residential or commercial). Select the **product box** you require and click **Next**. Please ensure the address displayed is for the property you require the policy for.



6. Please confirm the statement of fact by ticking the **tick box**, then click **Next** and the transaction is complete. The policy will be sent to your email address within a few minutes.

If you require any assistance please contact our customer services team:

t: 0844 844 9966
e: helpdesk@landmark.co.uk
landmark.co.uk

Statutory disclosure notice

TO THE INTERMEDIARY

This document must be revealed to the ultimate policyholder (including any lenders interest) before the conclusion of the insurance contract.

If you are a Solicitor, Licensed Conveyancer or Legal Executive, you should disclose this document to your

client and/or their lender and/or the purchasers legal representatives for the benefit of their client and/or lender prior to the conclusion of the insurance contract.

TO THE POLICYHOLDER

Who are we?

PinPoint Chancel Ltd Registered office, Riverbank House, Putney Bridge Approach London SW6 3JD.

Reg No.06019828

What services do we provide?

We assume that you are reading this because you have received professional advice that identified a need for the insurance policy requested. We are not permitted to provide advice on your requirement for the Insurance policy, or recommend how you should proceed. You will need to make your own choice about how to proceed and we recommend that this is done with guidance from your professional advisor.

Payment for our services

Should you decide to proceed with purchasing an insurance policy you will be charged a premium that applies to the insurance policy you request which includes an administration fee of £6.00 (£5 net of VAT)

Our regulatory status

PinPoint Chancel Ltd are an Appointed Representative of Arlington Insurance Services Ltd which is authorised and regulated by the Financial Conduct Authority. This can be checked by utilising the FCA website, www.fca.gov.uk.

Financial Conduct Authority

The FCA is an independent body that regulates the financial services industry (Including general sales and administration) in the UK. The FCA requires us to provide you with this document for you information. We recommend that you use the information provided in this document to help you decide if our services are right for you.

What to do if you have a complaint

If you have any cause for complaint, you should, in the first instance write to us at:

PinPoint Chancel Ltd, Riverbank House, 1 Putney Bridge Approach, London SW6 3JD.

Tel: 0844 822 3960.

Email: [info@ PinPointinformation.co.uk](mailto:info@PinPointinformation.co.uk).

Please quote details of the policy (surname and initial, policy number and property address).