

REPORT DETAIL	
CLIENT REFERENCE:	Sample
REPORT DATE:	08 August 2021
REPORT NUMBER:	0
VOUCHER CODE:	TC->>>->>>->>>

TITLECHECKER® SEARCH		
RESULT - PROPERTY DETAIL	ATTENTION REQUIRED	?
RESULT - OWNERSHIP	ATTENTION REQUIRED	?
RESULT - USE	ATTENTION REQUIRED	?

TITLECHECKER® ANALYSIS OF TITLE SYK220884					
PROPERTY DETAIL					
Address	1A Sample Road, Sampletown, AA1 1AA				✓
Proprietor	A Sample				?
Tenure	Freehold				✓
Grade Of Title	Absolute				✓
Price Paid	The price stated to have been paid on 01/01/2011 was £>>>, >>>				
Length Of Ownership	10 years, 7 months, 7 days				✓
Date Of Registration	21/07/1994				
New Lender	Unknown				
OWNERSHIP					
Additional Leasehold Info	No entry on title	✓	Land Removed from Title	No entry on title	✓
Additional Property Info	No entry on title	✓	Multiple Titles	No entry on title	✓
Cautions	No entry on title	✓	Notices	No entry on title	✓
Chancel Repair Liability	No entry on title	✓	Restrictions	Attention required	?
Death of Proprietor	No entry on title	✓	Right to Buy	No entry on title	✓
Existing Charges	Attention required	?	Inhibitions	No entry on title	✓
Freehold Flat	No entry on title	✓	Term of Lease	No entry on title	✓
Home Rights	No entry on title	✓			
USE					
Easements (Benefit)	Attention required	?	Provision or Other	Attention required	?
Easements (Burden)	Attention required	?	Rentcharges	No entry on title	✓
Enlargement of Lease	No entry on title	✓	Restrictive Covenants	No entry on title	✓
Flying Freehold	No entry on title	✓	Subject to Existing Leases	No entry on title	✓
Mineral Rights	No entry on title	✓	Third Party Interests	No entry on title	✓
Personal Covenants	No entry on title	✓			

REGIONAL RECOMMENDED SERVICES		
RESULT	AQMA, COAL, MINING AND SUBSIDENCE	?
Actions to consider	Please see the regional recommended services for a full breakdown	

CHANCELCHECK® SEARCH		
RESULT	Unknown / Not requested at point of order	?
Actions to consider	As an overriding interest Chancel Repair Liability could affect this title. Further investigation may be instigated or carried out via a ChancelCheck®. ChancelSure® Insurance is available to cover this potential risk.	

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This service is only available to properties situated in England and Wales. The data used to compile the TitleChecker® is produced by the Land Registry and is a reflection of the information used to produce the Office Copy Entries for the property. It should be noted that Future Climate Info Limited holds no responsibility for any errors and omissions contained within the data provided to them nor any misinterpretation thereof. This Summary and Report is produced as a guidance tool only and should not be construed as advice relating to the matters affecting this property. If in doubt it is suggested that you fully review the Office Copy Entries provided. This Summary and Report is issued subject to the FCI Terms and Conditions.

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PROPERTY DETAIL - ATTENTION REQUIRED

Entry	Position	Details	CML Lender's Handbook - Unknown
Proprietor		The names of the registered proprietors stated on the title is/are John Sample and does not match the names provided, which was/were A Sample.	

OWNERSHIP - ATTENTION REQUIRED

Entry	Position	Details	CML Lender's Handbook - Unknown
Restrictions	B3	Extract from title:	Part 1: 5.6.1: The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
Restrictions	B4	Extract from title:	Part 1: 5.6.1: The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
Existing Charges	C1	Extract from title:	Part 1: 5.12.1: On completion, we require a fully enforceable first charge by way of legal mortgage over the property executed by all owners of the legal estate. All existing charges must be redeemed on or before completion, unless we agree that an existing charge may be postponed to rank after our mortgage. Our standard deed or form of postponement must be used.
Existing Charges	C2	Extract from title:	Part 1: 5.12.1: On completion, we require a fully enforceable first charge by way of legal mortgage over the property executed by all owners of the legal estate. All existing charges must be redeemed on or before completion, unless we agree that an existing charge may be postponed to rank after our mortgage. Our standard deed or form of postponement must be used.

USE - ATTENTION REQUIRED

Entry	Position	Details	CML Lender's Handbook - Unknown
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Easements (Burden)	A2	<p>Extract from title: "TOGETHER with the benefit of but SUBJECT nevertheless to all such rights of way light air eaves support drains and drainage user of water pipes spouts fallpipes gutters gullies chimney stacks and all other rights in the nature of easements and quasi-easements privileges and quasi-privileges as are now or have heretofore been used and enjoyed by or for the benefit of the land hereby transferred and the adjoining premises over in under and through by or against the other of them or which may be necessary for the reasonable use and enjoyment of the land hereby transferred and the said adjoining premises respectively and in particular TOGETHER with (a) a right of way (in common with all other persons entitled thereto) over the pieces of land coloured yellow on the said plan and (b) a right of drainage (in common as aforesaid) in and through such part of the joint drainage system serving the land hereby transferred and the remainder of the property comprised in and demised by a Lease (hereinafter called "the Lease") made the 21st December 1901 between The Sample Company Limited and Mr A Owner as lies in under and upon the remainder of the land comprised in and demised by the Lease and is indicated by blue lines on the said plan SUBJECT to and EXCEPTING AND RESERVING in fee simple unto the Transferor and successors in title as owners of any land adjoining on or neighbouring the land hereby transferred the rights following that is to say:-</p>	<p>Part 1: 5.6.1: The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p>You may wish to consider the following products which may be available from your chosen provider 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</p>
Easements (Benefit)	A2	<p>Extract from title:</p>	<p>Part 1: 6.9.1: You must take all reasonable steps to check that the property has the benefit of all easements necessary for its full use and enjoyment. All such rights must be enforceable by the borrower and the borrower's successors in title. If they are not check part 2 for our requirements.</p> <p>Part 2: 6.9.1: If different from 1.11, contact point if necessary easements are absent:Part 2 cannot be returned as the Lender has not been specified.</p>

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			<p>Part 1: 6.9.2: If the borrower owns adjoining land over which the borrower requires access to the property or in respect of which services are provided to the property, this land must also be mortgaged to us unless all relevant easements are granted in the title of the land to be mortgaged to us and those rights are and remain enforceable in accordance with section 6.9.1.</p>
Provision or Other	A3	Extract from title:	<p>Part 1: 5.6.1: The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p>
Right of Way	A2	<p>Extract from title: "TOGETHER with the benefit of but SUBJECT nevertheless to all such rights of way light air eaves support drains and drainage user of water pipes spouts fallpipes gutters gullies chimney stacks and all other rights in the nature of easements and quasi-easements privileges and quasi-privileges as are now or have heretofore been used and enjoyed by or for the benefit of the land hereby transerred and the adjoining premises over in under and through by or against the other of them or which may be necessary for the reasonable use and enjoyment of the land hereby transferred and the said adjoining premises respectively and in particular TOGETHER with (a) a right of way (in common with all other persons entitled thereto) over the pieces of land coloured yellow on the said plan and (b) a right of drainage (in common as aforesaid) in and through such part of the joint drainage system serving the land hereby transferred and the remainder of the property comprised in and demised by a Lease (hereinafter called "the Lease") made the 21st December 1901 between The Sample Company Limited and Mr A Owner as lies in under and upon the</p>	

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	<p>remainder of the land comprised in and demised by the Lease and is indicated by blue lines on the said plan SUBJECT to and EXCEPTING AND RESERVING in fee simple unto the Transferor and successors in title as owners of any land adjoining on or neighbouring the land hereby transferred the rights following that is to say:-</p>	
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REGIONAL RECOMMENDED SERVICES - RESULTS

Entry	Description	
AQMA	Air Quality Management Area	?
BALL CLAY MINING	Presence of (Ball and China) clay workings which could cause subsidence damage.	✓
BRINE EXTRACTION	Presence of disused brine extraction workings which could cause subsidence damage.	✓
CHESHIRE BRINE	This dataset covers an area in Cheshire and Greater Manchester that is liable to subside as a result of activities of the salt industry.	✓
COAL	Areas which may be affected by coal mining activity.	?
FLOOD	Flood hazard may be from one or more of the following sources: surface water; rivers or sea; groundwater; historic flooding; or previous flood-related insurance claims.	✓
HIGH SPEED 2 RAIL	Area which may be affected by the High Speed 2 Rail link.	✓
LIMESTONE	Presence of disused underground limestone workings which could cause subsidence damage.	✓
MINING AND SUBSIDENCE	Areas that may be affected by mining or subsidence.	?
RENEWABLE POWER	Areas where requests for planning permission is sought for renewable energy sources.	✓
SOLAR FARMS	Areas that may be affected by solar energy exploration and production.	✓
TIN MINING	Presence of disused underground tin workings which could cause subsidence damage.	✓

RELEVANT LOCAL AUTHORITY - RESULTS

Authority Type	Name	
Local Authority	Sampletown Council	✓

RELEVANT WATER UTILITY PROVIDER - RESULTS

Authority Type	Name	
Water Utility	Sample Water Company	✓

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sample