

# ChancelCheck®

A unique, online, low cost screening report, designed to analyse a property to identify if there is potential to charge for repairs to the parish church chancel.

## For which properties is it applicable?

Any commercial/residential property, where the radius of the property from the identified address point is 25 metres or less.

## Why do I need it?

Chancel repair liability is a medieval anomaly, whereby the Parish Church was granted powers to charge those owning 'rectorial land' for the upkeep of the chancel of the church. For properties which have not transacted for value since 13th October 2013, Chancel repair liability is still an overriding interest and currently attaches itself to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable. It can affect properties of any age, and the property does not need to be close to a church for you to be liable.

## What are the benefits?

For only £20 + VAT, ChancelCheck® will screen your property against the National Archives and County Records Office data, providing:

- Results delivered instantly via email
- Online availability, 24/7
- A simple, easy to use ordering system

## The Results

Once the ChancelCheck® has been ordered, it will be returned to you instantly, with one of two results:

- **Certificate** – If the area of land selected falls within a parish or parishes that do not have the ability to claim for chancel repair liability, the search will be received as a Certificate.
- **Report** – If the area of land selected falls within a parish or parishes having the ability to claim for chancel repair liability.

Where a Report has been issued, chancel repair liability insurance is available to cover the potential risk, with prices from as little as £40.00 including IPT.

**N.B. ChancelCheck® does not publish the relevant parish name, to deter contacting of the Church. Doing so will put the Church on notice of a potential liability, and may lead to negating insurance cover. Where a property is affected, conveyancers who have failed to screen for this risk may be deemed negligent.**