



# Chancel Report

## No Liability Certificate

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.

1. The statement of certification means that:
  - a) No record of potential liability is held by The National Archives for the property searched against in the subject parish; or
  - b) the property is within a parish with evidence of risk, but that property is situated within a tithe district for which the records described above disclose no risk; or
  - c) the record held by The National Archives specifies that the total liability is held by the Church Commissioners, cathedrals and/or educational establishments. When purchasing land from any of these parties you should enquire with them directly regarding this liability.
2. The data used to identify potential risk are derived from an academic study of historical parish boundaries, and the relevant documentation pertaining to potential chancel repair liability held at The National Archives.
3. PinPoint Chancel Ltd searches against the identified address point of the subject building and not the delineated boundary of the property, to establish the location in respect of the relevant historical boundary.
4. PinPoint Information Products Limited will not be liable for any inaccuracy in the plan and/or address provided by you.
5. This service is only available for properties in England and Wales.

### PinPoint Certification



We certify that the property relating to this Certificate, is not located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability, based upon historical parish boundary data, data held by The National Archives and other sources.

**Address:**

**Any House,  
Any Town,  
EF1 GH2**

**Your reference:**

PP00002831

**Client reference:**

Landmark Residential Clear

**Date of order:**

23 February 2024

### 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://www.landmark.co.uk/product-terms-conditions/>

The Certification is supported by Indemnity Insurance offering cover up to £3m where an incorrect and/or incomplete record adversely affects the result of the report provided on the property.

The report is 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](mailto:helpdesk@landmark.co.uk)  
**landmark.co.uk**

### What the certificate covers

- You, and Your successors in title, from the date of the report.
- Where records held by the National Archives are incomplete and/or incorrect, we are covered for:
  1. All sums the property owner is liable to pay in accordance with an order, injunction, or judgment from a court of law in respect of a chancel repair liability, or with our insurer's prior written agreement.
  2. Legal defence costs, out-of-court settlement costs and any other costs incurred with our insurer's prior written agreement.
  3. The cost of rectifying the covered risk, which may include the issue of a policy to the owner of the Property covering any owner of the Property now and in the future for the Insured Losses set out above, and any bank, building society or other lending institution now and in the future holding a mortgage or charge on the Property for any shortfall in the repayment of its mortgage advance secured by the Property, together with interest and costs, insurance premiums, legal and estate agency fees, ground rent and service charges (if applicable), following the exercise of its power of sale of the Property as mortgagee in possession. Any such policy would be in accordance with the standard policy terms and conditions in general use by our insurer at the time.

### What the certificate does not cover

- Where the result of the Chancel Report was correct at the date the search was produced.
- Where the property is not located in England and Wales.
- Losses arising from:
  1. Damage to a church which is insured under a material damage buildings insurance policy.
  2. A chancel repair liability (including any caution) which was already registered against the Property, or in respect of which a notice of intended registration had already been lodged at the Land Registry on or before the date of order.
  3. A chancel repair liability of which the owner of the Property was aware on or before the date of order.
  4. The loss of a transaction for the sale or for the purchase of the Property.
  5. The use of the Property for any purpose other than the use stated on the date of order.
  6. A wrongful or negligent interpretation and/or reporting of data by PinPoint. In which case, please refer to PinPoint's Professional Indemnity cover.

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://www.landmark.co.uk/product-terms-conditions/>

---

### Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to: Customer Relationships Manager Landmark Information Imperium Imperial Way Reading RG2 0TD Tel: 0844 844 9966 Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306 Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

### How to claim under the PinPoint Certificate

If you wish to claim, 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 the details of the report (surname and initial, reference number and property address)

Should PinPoint no longer be trading, please contact: Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting the details set out above, Tel: 0800 158 2236

Aviva insurance documentation, supporting the PinPoint Certificate can be provided on request.