No-one involved in the production of this report has any relationship with any party involved in the sale of the property.

This service is only available for properties in England and Wales. The data used to identify potential risk is derived from an academic study of historical parish boundaries and the relevant documentation pertaining to potential chancel repair liability held at the National Archive. “No record of risk” means: a) no record of risk is held by the National Archive within the relevant Inland Revenue Indices for the subject parish; b) the property is within a parish with evidence of risk but the property is situated within a tithe district that has no risk per the records described above; or c) the record held by the National Archive details that the total liability is held by the Church Commissioners, Cathedrals and/or educational establishments. When purchasing land from any of these parties please enquire with them directly regarding this liability. 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.

ChancelCheck® is provided with the benefit of a Search Insurance policy offering cover up to a market value of £2m where a pre-existing matter adversely affects the result of the ChancelCheck® provided on the property. This Certificate is issued subject to the Conveyancing Liability Solutions Limited Terms and Conditions.
WHY PAY OVER £120 FOR A FULL CHANCEL REPAIR SEARCH TO FIND OUT IF YOU HAVE A PROBLEM WHEN YOU CAN SCREEN AGAINST THE POTENTIAL LIABILITY FOR £15 + VAT IF A POTENTIAL RISK IS IDENTIFIED SIMPLY INDEMNIFY WITH CHANCSURE® INSURANCE

Chancel Repair Liability
Chancel repair liability affects millions of acres of England and Wales and is deemed a necessary and usual search by conveyancers.

New guidance on chancel repair liability issued by the Law Society in the Conveyancing Handbook (13th Edition) clarifies that “Where the liability is not recorded in the title deeds, consideration should be given as to whether it is appropriate to make enquiries”. Lenders also require solicitors to carry out “all necessary and usual searches”.

The recent Aston Cantlow v Wallbank has illustrated that the quantum of repairs can potentially be hundreds of thousands of pounds - judgement was for £256,000 with circa £250,000 legal costs. Due to this case, it is now expected that claims will be higher volume but lower in value than this exceptional case. The Church is also actively registering their interest to protect their right to charge chancel repair liability in perpetuity.

ChancelCheck® - Identifies the problem
ChancelCheck® is an online, low cost (£15 + VAT) screening report designed to inform the Homebuyer of any potential chancel repair liability. It is in accordance with the Conveyancing and CML Handbooks.

With ChancelCheck® a Certificate is issued confirming that there is:
Either no risk identified within the National Archive Records for the relevant parish (or tithe district where possible):
or a Report stating that the property is within a risk area.

NB. ChancelCheck® does not publish the relevant parish name to deter contacting the church. Doing so will put the Church on notice of a potential liability and may lead to negating insurance cover.

Screening for a parish level or tithe district level potential risk (at a cost of just £15 + VAT) and then insuring the any potential risk is the most cost effective solution for home owners.

Where a property is affected, conveyancers who have failed to screen for this risk may be deemed negligent.

Providing the solution with ConveySure® Legal Indemnity products
ChancelSure® Insurance is one of a suite of ConveySure® legal indemnity products available from CLS. It offers insurance cover against any potential chancel repair liability for both residential and commercial property.

ChancelSure® Insurance offers the best cover for the Homebuyer/seller at the lowest cost via an efficient and easy to use online ordering system.

The identification of the problem (potential chancel repair liability) and the provision of the solution (where potential risk is identified) can be supplied from as little as £58 (plus tax).

The Facts
Underwriters: The policies are underwritten by Great Lakes Reinsurance (UK) Plc and fully compliant with the requirements of Part II of the CML Handbook.

Period of Cover: Cover is offered for 25, 35 years or in perpetuity. CLS's ChancelSure® policies offer full value indemnity insurance against claims and legal costs of up to £3m.

All ChancelSure® policies include diminution of value cover.

Bespoke policies are available for larger areas or higher cover levels than those shown in the attached policy premium schedule, or where there is prior knowledge of a risk and/or a caution noted in the title deeds. Please contact bespokeinsurance@clsl.co.uk for any enquiries.

To download a PDF sample policy, please go to the Products and Pricing section of www.clsl.co.uk
ChancelSure® Insurance Policy Premiums

The figures quoted below are our standard policy premiums (including IPT and administration fees of £5.88 inc VAT) which will apply to most properties. However, as Chancel Repair Liability is a fluctuating risk, these figures may alter for some properties. For a quotation please visit our website (www.csl.co.uk) or contact our Underwriting Team (underwriters@csl.co.uk).

ChancelSure® (indemnity insurance for chancel repair liability) offers diminution in value and a 200% escalator clause as standard - in perpetuity cover is also available. For lender compliant insurance policies (no cover notes, orders returned within 30 seconds via email with invoice that is payable by BACS or cheque within 14 days) log onto www.csl.co.uk.

Residential Property
Period of cover 25 years

<table>
<thead>
<tr>
<th>Limit of Indemnity</th>
<th>Residential Non Successor Up to 5 acres</th>
<th>Residential Successor Up to 5 acres</th>
<th>Residential Non Successor 5-10 acres</th>
<th>Residential Successor 5-10 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>£100,000</td>
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<tr>
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<td>£255.88</td>
<td>£280.88</td>
<td>£330.88</td>
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</table>

Period of cover 35 years

<table>
<thead>
<tr>
<th>Limit of Indemnity</th>
<th>Residential Successor Up to 5 acres</th>
<th>Residential Successor 5-10 acres</th>
<th>Limit of Indemnity</th>
<th>Residential Successor Up to 5 acres</th>
<th>Residential Successor 5-10 acres</th>
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</thead>
<tbody>
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<td>£428.88</td>
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<td>£368.88</td>
<td>£477.88</td>
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</tbody>
</table>

In perpetuity period of cover

<table>
<thead>
<tr>
<th>Limit of Indemnity</th>
<th>Residential Successor Up to 5 acres</th>
<th>Residential Successor 5-10 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>£100,000</td>
<td>£95.88</td>
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<td>£2,500,000</td>
<td>£270.88</td>
<td>£355.88</td>
</tr>
<tr>
<td>£3,000,000</td>
<td>£368.88</td>
<td>£477.88</td>
</tr>
</tbody>
</table>

Bespoke polices are available for larger areas or higher cover levels than those shown above, or where there is prior knowledge of a risk and/or a caution noted in the title deeds. Please contact our underwriters on 01732 897530 or bespokeinsurance@csl.co.uk
### Commercial Property

**Period of cover 25 years**

<table>
<thead>
<tr>
<th>Limit of Indemnity</th>
<th>Commercial Non Successor Up to 3 acres</th>
<th>Commercial Non Successor 3-5 acres</th>
<th>Commercial Non Successor 5-10 acres</th>
</tr>
</thead>
<tbody>
<tr>
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<td>£1,755.88</td>
<td>£1,905.88</td>
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**Period of cover 25 years**

<table>
<thead>
<tr>
<th>Limit of Indemnity</th>
<th>Commercial Successor Up to 3 acres</th>
<th>Commercial Successor 3-5 acres</th>
<th>Commercial Successor 5-10 acres</th>
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<tbody>
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<td>£2,005.88</td>
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<td>£1,905.88</td>
<td>£2,155.88</td>
<td>£2,355.88</td>
</tr>
</tbody>
</table>

Bespoke policies are available for larger areas or higher cover levels than those shown above, or where there is prior knowledge of a risk and/or a caution noted in the title deeds. Please contact our underwriters on 01732 897530 or bespokeinsurance@clsl.co.uk
Continued use of the Services by You shall be deemed discretion, with immediate effect and without prior notice. You will be able to set up Approved Users and You will be able to open an Account. Once You have opened an Account You or reason.

Where these Terms are not expressly accepted by You for any Order, set up an Account or pay the Company for any information and other content or functionality provided to the Company.

"Site" means the Company’s website, www.clsl.co.uk including but not limited to the report(s), data, information or of any form to the Company.

"Client" means the individual or organization to whom the Services are to be provided by the Company.

"Approved Users" means individuals appointed by Customers to transact across the Customer's Account. "Reseller" means a reseller of the Company whom the Company has duly appointed to resell its Products and Services. "Customer" means the individual or organization to whom You provide professional services as an agent or professional advisors where applicable. "Company" means Conveyancing Liability Solutions Limited whose registered office is "The Company" means Conveyancing Liability Solutions Limited whose registered office is "Kings Hill, West Malling, Kent ME19 4YU."

"Property Site" means a land site on which a Customer establishes and/or uses the Account.

"Product" means any information that the Company provides to any third party.

"Order" means the request for Services from the Company by You. "Product" means any information that the Company supplies to You including all reports, certificates, services, datasets, software or information therein, derived there from or thereby.

"Site" means the Company’s website, www.clsl.co.uk and all information which they obtain from the Services and or not these are supplied to any third party.

"Terms" means these Terms & Conditions. "Third Party Content" means any data, services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

1. Terms & Conditions

a. These Terms reflect the relationship between You and the Company whether You are a registered Customer purchasing products or Services from the Company or an unintended purchaser.

b. Where these Terms are not expressly accepted by You at this point in time, it shall be for the benefit of You and, You agree to be bound by these Terms when You place any Order, pay a fee or use any services of the Company provided or Products ordered.

c. The Company reserves the right to refuse to supply Services to a potential client whether or with notice or reason.

d. To receive Services from the Company You have to set up an Account. Once You have opened an Account You will be able to set up Approved Users and You will be able to purchase Services.

e. We can modify these Terms, and can discontinue or revise any or all of the matters of the Services at Our discretion, with immediate effect without prior notice. Any amendment or variation to these Terms shall be posted on the Site. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to these Terms.

f. If the person who sets up an account with the Company is an agent, they must ensure their principals agree to these Terms.

2. Intellectual Property Rights

a. You acknowledge that all Intellectual Property Rights in the Product and Services are and shall remain owned by either the Company or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

b. We confirm that We have used reasonable endeavours to ensure that use of You by the Services is in accordance with these Terms and to protect any first party rights of any kind.

c. The limitations of the Company’s liability as set out in Clause 7.1 shall apply.

d. You agree, and You will take all reasonable steps to ensure that Your employees, agents or contractors who may from time to time have access to the Services without, except as permitted herein, to separate agreements with the Company.

(i) Embrace attempt to adapt any specific technical, merger or changes to the Service, not permit any other person to do so; or

(ii) Copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or masters readable form or commercially exploit in any other way deal with or utilise (or expressly as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Products, Code or Web site;

(iii) Remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You acknowledge the ownership of the Content is as per this Clause, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.

b. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any access to the Services to those of the Company’s personnel or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorized access, use or copying.

f. You shall acknowledge the ownership of the Content where such a circumstance is incorporated into Your own documents, reports, systems or services whether or not these are supplied to any third party.

g. You hereby agree to fully indemnify the Company against any claim losses or other damages suffered by the Company as a result of breach by any recipient of the Services of these Terms.

h. You agree that You will comply with any reasonable instructions that We may give from time to time with regard to the use of the Intellectual Property Rights, including but not limited to acknowledging the ownership of the Content and Products are confidential to You and Your Client.

3. Products

a. You acknowledge that the Content is derived from historical sources and/or information available in public records and/or from Third Party Content suppliers and that in general it is impossible for the Company without warranty and the Company does not warrant that the data within either the Third Party Content or the Content provided is comprehensive or accurate.

b. We acknowledge that the Content contains large amounts of information compiled from many different sources and may contains many different standards and it is therefore impossible for the Content to be error free and that while We may identify and correct errors brought to our attention, major errors and omissions will remain, and some new errors or omissions may be introduced as a result of data processing.

c. You accept that Products are only the result of an analysis of a selection of historical databases that or omissions may be introduced as a result of our data processing.

d. The Company reserves the right, without limitation, to change the Products or Services on offer at any time.

e. These Products are available for properties in England and Wales.

4. Payment

a. The Company may grant You a credit limit in order to allow You to transact with Us and You agree not withdraw any such credit limit at any time without prior notice.

b. You are fully responsible for all charges that accumulate on Your Account.

c. In addition to the Company Fees VAT at the prevailing rate shall also apply. You are liable for any other applicable indirect taxes related to Your use of the Services. Your individual invoice will be generated electronically for each Order charged under these Terms. The Company Fees are payable in full within 14 days without deduction, counterindicated or set off. You acknowledge that it is the circumstance with the respect to the payment of such invoices.

Nonpayment of the Company Fees may, at Our sole discretion result in the Company terminating or limiting the use of Your Account and its provision of Services to You.

The Company shall be entitled to charge interest on late payments at a rate equal to 8% per annum above the base lending rate of Barclays Bank plc, in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 (as amended)

The Company shall, at its sole discretion, be entitled to increase the Company Fees by giving not less than 30 days' notice to You.

5. Termination

a. The Company may terminate Your rights under these Terms without any liability to You with immediate effect at any time and in certain circumstances, the following powers are reserved to the Company.

(i) You commit a breach and You fail to remedy the breach within 30 days of receipt of a written notice to do so. The Company may remedy the breach and recover the costs thereof from You; or

(ii) You repeatedly breach or commit or cause to be committed any material breach of these Terms; or

(iii) You fail to make any payment due in accordance with Clause 4;

(iv) You commit an act of bankruptcy or insolvency, are unable to pay Your debts as when they fall due or make any composition or arrangement with Your creditors, or go into liquidation whether voluntary or compulsory, or if any order is made or a resolution is passed for the Your winding up or if You suffer the appointment of a receiver, administrator or liquidator or if You cease or prepare to cease trading.

b. Termination of this Agreement shall not affect Your liability for any and all outstanding charges whether or not invoiced before termination.

c. Where the Agreement between You and the Company for an indefinite period without notice and at any time in Our opinion You are in breach of any or all of the provisions of these Terms.

d. The Company may terminate this agreement with 30 day’s notice in writing if in Our opinion it is more appropriate for this Agreement to remain in force between You and the Company.

6. Registration

a. To use the Service You must first complete the registration process on the Site.

b. If you register with the Site on behalf of another individual or firm company or other person, you must ensure that the other person is aware of and agrees to these Terms, and You warrant that You have done so and are authorised to bind that other person. As part of the registration process, You may designate one or more individuals who are deemed to be authorised to use the Service on behalf of that other person 2.3 in order to access the Service, you will be required to enter the username and password you selected when registering the service.

e. You may change Your password at any time. You are responsible for the security and proper use of all passwords and must take all necessary steps to ensure that all passwords are kept confidential, and are used properly and not disclosed to unauthorised people.

f. You must inform the Company immediately if you have any reason to believe that any password has become known to someone not authorised to use it or if any one liable for the loss, theft or corruption or loss of any of the Services or the failure to perform any of the Services.
passwords are disclosed or used improperly.

e. If the Company has reason to believe that there is a breach of any confidentiality of the Services, the Company may change any or all of Your passwords and notify You accordingly.

f. If you notify the Company that a new password has been given to you once You contact the Company and satisfy the security checks which the Company operates.

g. You confirm that all the information supplied by You during the registration process is true, complete and accurate in all respects. You agree to notify the Company immediately of any changes to Your registration information. If the Company believes that You have provided false information or that You have intentionally failed to notify the Company of any of this information, the Company reserves the right to terminate Your access to the Service immediately and without notice.

7. Warranties & Liability

a. We provide warranties and accept liability only to the extent stated in this Clause 7. and waive any claim of detrimental reliance upon the take any other advice reasonable prior to making any

b. Save as precluded by law, the Company shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) whatsoever or howsoever arising out of any problem, event, action or default by the Company or any indirect or consequential loss of any nature whatsoever whether or not related to or caused by any of Your tangible property, any other direct loss, damage, cost or expense incurred or suffered by any third party due or arising out of Your use of the Service or the Content.

(c) Subject to any terms of such contract and the Company shall not be

(d) The Company shall only be liable to You for accidental

(e) The Company will not be liable in any way for any issues arising out of the provision of those

(f) If your complaint is in relation to our insurance products:

(g) You may refer your complaint to Conveyancing Liability Solutions Ltd, Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent ME19 4YU. Your complaint will be acknowledged within 5 working days of receipt and You should receive a response within 40 working days of original receipt of the
govt. wwww.clsl.co.uk

(h) If the Company has reason to believe that there is a material
defect You will notify us in writing of such defect within

eight days of its discovery;

e. If the Company provides You with any additional service
(1) You will on using the Services make a reasonable

(f) You agree to notify the Company that a new password has been given to you once You contact the Company and satisfy the security checks which the Company operates.

(g) You confirm that all the information supplied by You during the registration process is true, complete and accurate in all respects. You agree to notify the Company immediately of any changes to Your registration information. If the Company believes that You have provided false information or that You have intentionally failed to notify the Company of any of this information, the Company reserves the right to terminate Your access to the Service immediately and without notice.

7. Warranties & Liability

(a) We provide warranties and accept liability only to the extent stated in this Clause 7.

(b) Save as precluded by law, the Company shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) whatsoever or howsoever arising out of any problem, event, action or default by the Company or any indirect or consequential loss of any nature whatsoever whether or not related to or caused by any of Your tangible property, any other direct loss, damage, cost or expense incurred or suffered by any third party due or arising out of Your use of the Service or the Content.

(c) Subject to any terms of such contract and the Company shall not be liable in any way for any issues arising out of the provision of those additional services will be governed by the terms and conditions of those Third Parties.

(d) References in these Terms to any legislation shall be

(e) The Company will only be liable to You for accidental

(f) If the Company provides You with any additional service obtained from a third party including but not limited to any particular product or insurer and no information contained

(g) If the Company has reason to believe that there is a material

defect You will notify us in writing of such defect within seven days of its discovery;

(h) You indemnify and hold us, our Third Party Content

(i) You will not in any way hold us responsible for any

(j) You shall have no claim or recourse against any

(k) We provide warranties and accept liability only to the

(l) Unless otherwise stated in these Terms, all notices from You to the Company must be in writing and sent to the Company Administrative Office and all notices from Us to You will be displayed on Our site from time to time.

(m) The Company shall not be liable to You for any

(n) The Company will not be liable in any way for any issues arising out of the provision of those additional services will be governed by the terms and conditions of those Third Parties.

(o) Severability

(i) If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and the remaining provisions of these Additional Terms and the remaining provisions shall continue in full force and effect. The

(j) If the Company has reason to believe that there is a material
defect You will notify us in writing of such defect within seven days of its discovery;

(k) You indemnify and hold us, our Third Party Content

(l) You will not in any way hold us responsible for any

(m) The Company will not be liable to You for any

(n) The Company will not be liable in any way for any issues arising out of the provision of those additional services will be governed by the terms and conditions of those Third Parties.

(o) Severability

(p) Force Majeure

(q) You acknowledge that the Company shall be liable to You for any

(r) The Company will not be liable to You for any

(s) The Company will not be liable to You for any

(t) The Company will not be liable to You for any

(u) The Company will not be liable to You for any

(v) You shall carefully inspect the Property Site and take any other advice reasonable prior to making a decision about the Property Site to which any Product or Service relates and rely exclusively on the information the Company supplies to you in

(w) The Company shall not be liable to You for any

(x) The Company shall not be liable to You for any

(y) The Company shall not be liable to You for any

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PCCB Guidance Note

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Conveyancing Liability Solutions Limited; Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent ME19 4YU; 01732 897530; sales@clsl.co.uk; which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

• provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders, who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
• sets out minimum standards which firms compiling and selling search reports have to meet
• promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
• enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code’s core principles

Search providers which subscribe to the Code will:
1. display the Code logo prominently on their search reports
2. act with integrity and carry out work with due skill, care and diligence
3. at all times maintain adequate and appropriate insurance to protect consumers
4. conduct business in an honest, fair and professional manner
5. handle complaints speedily and fairly
6. ensure that products and services comply with industry registration rules and standards
7. monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm’s final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:
The Property Ombudsman Scheme; Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Telephone: 01722 333 306  Fax: 01722 332 296
E-mail: admin@tpos.co.uk
You can also get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE.

CLS Complaint Resolution Procedure

What to do if you have a complaint:

If you have a complaint regarding our services or products, please send the details to Conveyancing Liability Solutions Limited, Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent ME19 4YU; 01732 897530 Fax: 01732 897531 Email: info@clsl.co.uk. Your complaint will be acknowledged within 5 working days of receipt and you should receive a written response within 20 working days. Where this is not possible, we will inform you of the reasons why and give an indication of when you should expect a response. If you have not received a response within 40 working days of original receipt of the complaint or you are not happy with the response given you may take one of the following actions:

1. If your complaint is in relation to our search products:
You may refer your complaint to The Property Ombudsman scheme (TPOs); Milford House, 43-55 Milford Street Salisbury, Wiltshire SP1 2BP

2. If your complaint is in relation to our insurance products:
You may refer your complaint to the Financial Ombudsman Service; South Quay Plaza, 183 Marsh Wall, London E14 9SR

3. If your complaint is in relation to our services in general:
You may refer your complaint to either of the above institutions
For details of the additional protection and benefits provided by commissioning a code compliant search product from an IPSA registered member please visit www.search-code.co.uk