The above building is 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 and the relevant Inland Revenue Indices held by the National Archive.

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

ChancelSure® is the market leading chancel repair liability insurance. ChancelSure® is one of the many ConveySure® products providing the most cost effective and best covered legal indemnity and defective titles policies available online. Visit www.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.

This service is only available for properties in England and Wales. The data used to identify potential risk is derived from a comprehensive academic study of historical boundaries relating to parishes and 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.

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 Report 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 CHANCELSURE® 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 CLSL. 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. CLSL’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 include IPT and administration fees of £5.88 inc VAT. ChancelSure® is the market leading chancel repair liability insurance. ChancelSure® is one of the many ConveySure® products providing the most cost effective and best covered legal indemnity and defective titles policies available online. Visit www.csl.co.uk.

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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<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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</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>
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</thead>
<tbody>
<tr>
<td>£100,000</td>
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<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>£1,905.88</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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</thead>
<tbody>
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<td>£1,905.88</td>
<td>£2,155.88</td>
<td>£2,355.88</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@clsl.co.uk
Definitions

"Account" means the account with credit limit established by a Customer with the Company.

"Agreement" means the agreement between Ourselves created by Your acceptance of these Terms. "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.

"ChanceCheck" means an online screening process to identify locations of potential liability with regard to Chancel Repair liability.

"Client" means the individual or organization to whom you provide professional services as an agent and/or your professional advisors where applicable.

"Company" means Conveyancing Liability Solutions Limited and any successor in title to the business of the Company at the time these Terms are implemented, and any Computer software or information and services whether or not these are supplied to any third party.

"Consumer rights" means any rights or intellectual property or recognised in law.

"Contracts" means any contract or agreement made by the Company and shall include any related matters or records and/or from third party Content suppliers and historical sources and/or information available in public records and/or from any other source hereafter that the Company has access to.

"Content" means the data, services, software or data and any other content and documentation or support material and updates included in and/or supplied by or through the Site, in Products or in any other way by the Company and shall include the Company developed and Third Party Content.

"Customer" means the person, firm or organisation who establishes and/or uses the Account.

"Intellectual Property Rights" means all forms of protective rights or intellectual property or recognised in law.

"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 systems or services whether or not these are supplied to any third party.

"Property Site" means a site on which a Customer requests the Company to provide a Product or other Service.

References to "We", "Us" and "Our" are references to the Company.

"Site" means the Company’s website, www.clsl.co.uk and all its content and any report, service, document, data-set, software or information contained therein, derived there from or thereon.

"Terms" means these Terms & Conditions.

"Third Party Content" means any information that the Company supplies to You including all reports, systems or services whether or not these are supplied to any third party.

"Trade Credit" means the amount due on any invoice for Services which remains unpaid from the date of invoice, in all cases unless otherwise stated.

"We" means the Company and its agents and contractors who may from time to time have access to or use the Services without, except as permitted herein by a separate agreement with the Company.

"Wholly owned" means entirely owned by the Company and shall include any related matters or records and/or from any other source hereafter that the Company has access to.

"You" means the person, firm or organisation who is to benefit from these Terms.

Conveyancing Liability Solutions Limited’s Terms and Conditions

Conveyancing Liability Solutions Ltd
Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent ME19 4YU

W: www.clsl.co.uk
E: info@clsl.co.uk
T: +44 01732 897530
F: +44 01732 897531

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Page 5 of 7
There are a large amount of data that could be provided by the Services and the Company does not claim that the Content or the Services are comprehensive with respect to or specific for any purpose.

(vii) You shall be solely responsible for maintaining the confidentiality of Your passwords (including Your Approved Users’ passwords) and shall prevent unauthorised access to, use or copying of any part of Services or document or report derived or downloaded therefrom by anyone; and

(viii) We offer no warranty for the performance of any linked internet service, server or location.

(ix) You will on using the Services make a reasonable inspection of the results to satisfy Yourself that there are no defects or failures in the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;

(x) You indemnify and hold us, our Third Party Content suppliers, our licencors, subsidiaries, affiliates, officers and employees harmless from any claim of demand, including legal fees, made by any third party due to or arising out Your use of the Service, or the Site, Content, or Services. You must make such third parties agree to the limitations, obligations and acknowledgments contained herein;

(xi) The information contained in the Sites has been extracted from images Crown Copyright and other published material, and accordingly, the Company does not accept any responsibility express or implied disclaim all liability, for any error, affiliation, misrepresentation, or for any loss sustained by any reader or listener, or in reliance upon the information contained in the Site;

(xii) All liability for insurance products purchased by You rests solely with You. The Company does not endorse any particular product or insurance and no information contained within either the Site or in any material or Product produced by the Company should be deemed to imply otherwise. You acknowledge that if You Order any such insurance the Company will deem such as Your consent to forward a copy of the Product to the insurers;

(xiii) If the Company has reason to believe that there is likely to be a breach of security or misuse of the Service, passwords are disclosed or used improperly.

(xiv) The information contained in the Sites has been extracted from images Crown Copyright and other published material, and accordingly, the Company does not accept any responsibility express or implied disclaim all liability, for any error, affiliation, misrepresentation, or for any loss sustained by any reader or listener, or in reliance upon the information contained in the Site.

The Company does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Company's service will be liable for any defect, failure or omission relating to the Services that is not notified to the Company within six months of the date of the issue becoming apparent.

You acknowledge that:

(i) You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of, Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Services) in connection with the Services;

(ii) You shall have no claim or recourse against any Third Party Content supplier or any other Supplier;

(iii) The Company does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Company's service will be liable for any defect, failure or omission relating to the Services that is not notified to the Company within six months of the date of the issue becoming apparent.

(iv) The Company’s only obligation is to exercise the reasonable care of a business operator in good faith. The Company will supply information to persons acting in a professional or commercial capacity and You hereby acknowledge that You are such a person;

(v) You should carefully inspect the Property Site and take any other advice or directions prior to making any decision about the Property Site to which any Product or Service relates and not rely exclusively on the Product or any other Company Services in terms of valuing the Property Site;

(vi) Neither the Company nor any of its officers, directors, employees, agents, representatives, servants, assigns or nominees shall be liable or responsible for any failure, omission or otherwise in connection with the Services or the Company or the Company's third parties or their employees, agents or representatives, and in no event shall any of them be liable for any indirect or incidental loss, damage, cost or expense of any kind, whether any of the above arise under contract, tort (including negligence), an indemnity or contribution agreement or otherwise;

(vii) The information contained in the Sites has been extracted from images Crown Copyright and other published material, and accordingly, the Company does not accept any responsibility express or implied disclaim all liability, for any error, affiliation, misrepresentation, or for any loss sustained by any reader or listener, or in reliance upon the information contained in the Site.

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If the Company believes that You have access to the Service immediately and without notice.

If the Company has reason to believe that there is likely to be a breach of security or misuse of the Service, passwords are disclosed or used improperly.

2. 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.

3. If your complaint is in relation to our search products:

(a) You refer your complaint to the Financial Ombudsman Service;

(b) If your complaint is in relation to our services in general:

(a) You refer your complaint to either of the above institutions.

Please check HERE for the full complaints procedure:

11. Jurisdiction

The Contract shall be construed according to the laws of England and Wales. You irrevocably agree to submit to the exclusive jurisdiction of the English Courts, and waive any right to object to jurisdiction on grounds that an inconvenient forum (or any other) any dispute arises out of or in connection with the Contract (any “Dispute”) the parties undertake that, prior to the commencement of High Court proceedings, they will seek to resolve the Dispute by means of a formal written arbitration procedure acceptable to all parties with the assistance of the Chartered Institute for Arbitrators (CIArb) or other such body which may include collective payment on Our behalf.

12. Complaints procedure

If You have a complaint regarding the Company’s Services or Products, please send the details to Convexingray Liability Solutions Limited, Suite 5, 40 Station Square, Kings Hill, West Malling, Kent ME19 4YU. Your complaint will be acknowledged within 5 working days of receipt and You should receive a written response within 40 working days of original receipt of the complaint. If 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:

(a) You refer your complaint to the Financial Ombudsman Scheme (TPOS): Milford House, 43-45, Milford Street, Salisbury, Wiltshire, SP1 2JJ;

2. If your complaint is in relation to our insurance products:

(a) You refer your complaint to the Financial Ombudsman Service;

(b) If your complaint is in relation to our services in general:

(a) You refer your complaint to either of the above institutions.

By signing this Agreement you agree to be bound by the terms and conditions of any such insurance the Company will deem such as Your consent to forward a copy of the Product to the insurers.

If the Company provides You with any additional service obtained from a third party (including but not limited to any professional opinion or search carried out in relation to a Product on Your Property Site, the Company will not be liable in any way for the provision of those additional services to You or Your Client. The Company will be deemed to have acted as an agent in these circumstances and the supply of those additional services will be governed by the terms and conditions of those Third Parties.

8. Severability

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

9. Force Majeure

You acknowledge that the Company will not be liable for any interruption, delay, or failure in the provision of services which are caused or contributed to by any circumstances which are outside our reasonable control including but not limited to:

(i) Force Majeure;

(j) The effects of any failure, omission or otherwise in connection with the Services or the Company or the Company’s third parties or their employees, agents or representatives, and in no event shall any of them be liable for any indirect or incidental loss, damage, cost or expense of any kind, whether any of the above arise under contract, tort (including negligence), an indemnity or contribution agreement or otherwise.
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 Tel: 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