PINPOINT CHANCEL

Ensure the transaction doesn’t end up in an unholy mess

There are some 5200+ medieval parishes across England and Wales where a potential liability still exists for residents to contribute to repairs to the chancel in the local church. This affects both rural and urban residential or commercial properties and evidence of liability may not be dealt with within the title deeds.

The Pinpoint Chancel Search, offered through Groundsure, provides a straightforward check on whether the residential or commercial property is within a parish where this liability continues. It provides the assurance of a generous insurance cover where no liability exists and can be bundled with other Groundsure products to enhance due diligence.

KEY FACTS

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<tr>
<td>RRP</td>
<td>£25.46 (ex. VAT)</td>
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<tr>
<td>Delivery Time</td>
<td>&lt;24hrs</td>
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LOCATION INTELLIGENCE

To access Groundsure’s market leading environmental solutions, please call 01225 526 206, email contactus@wessexsearches.co.uk or visit www.wessexsearches.co.uk
Key features:
- Purpose built data sourced from historical parish, tithe district and enclosures and National Archive records.
- Interpreted and analysed by a leading UK University.
- Clear, simple statement of whether liability exists.
- 25 year successor in title Peace of Mind policy covering the property for up to £3 million liability against a potential claim (subject to the value of property being below £2 million and less than 5 acres for residential and 3 acres for commercial).
- Where potential liability is identified a residential property, less than 5 acres, can be insured for up to £1,000,000 for £43.10 or up to £2,000,000 for £112.00 (incl. of IPT fees and VAT).
- Where potential liability is identified, a commercial property can be insured from as little as £91.81 (incl. of IPT, fees and VAT) for £250,000, for properties up to £250,000 in value and less than 3 acres.
- Higher Commercial Sums Insured and larger areas available.

Benefits:
- Peace of mind with cover from Aviva, the UK’s leading insurer.
- Clarifies and resolves gaps in title information.
- Search results returned in minutes.
- Improves saleability of the property in the future.
- Replaces a traditional £100+ Chancel search that may still lead to a claim being made, with a low cost check and effective insurance.
- Complete protection for the conveyancing practice, their clients, lenders and future owners.

Have you considered these other products to complete your due diligence?

**Planview**
Finding the right fit for your client’s business location

Benefits include:
- Highlights potential disruptive risks ahead of exchange to avoid cost and other operational impacts to your client’s business
- Easily identify the character of the area and whether it fits your client’s business
- Intelligence on forthcoming developments can offer significant commercial advantage

**Floodview**
Essential flood insight for commercial property

Benefits include:
- Identify those areas where insurability is likely to be a key issue affecting business continuity
- High degree of accuracy means previously assumed flood risk could be discounted
- Access to Groundsure consultants for further advice and support

**Utility**
The clear, connected choice for property transactions

Benefits include:
- The latest data minimizes delay, cost and possible litigation
- Better budgetary control - pay for only the utility suppliers that you need
- Clarity on costs enabling quicker disbursement calculations

*$Reliance:
As per PinPoint Chancel’s set of terms. See section 8.

Terms:
As per PinPoint Chancel’s set of terms, available on request.

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