

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

**TITLECHECKER® SEARCH**

<b>RESULT - PROPERTY DETAIL</b>	<b>ATTENTION REQUIRED</b>	?
<b>RESULT - OWNERSHIP</b>	<b>ATTENTION REQUIRED</b>	?
<b>RESULT - USE</b>	<b>ATTENTION REQUIRED</b>	?

**TITLECHECKER® ANALYSIS OF TITLE HP201322**
**PROPERTY DETAIL**

<b>Address</b>	UNIT F, BITTERNE ROAD WEST, SOUTHAMPTON, SO18 1UB	?
<b>Proprietor</b>	STAFFORDSHIRE COUNTY COUNCIL	✓
<b>Tenure</b>	Freehold	✓
<b>Grade Of Title</b>	Absolute	✓
<b>Price Paid</b>	The price stated to have been paid on 19/09/2000 was £10,720,000.	
<b>Length Of Ownership</b>	16 years, 8 months, 12 days	✓
<b>Date Of Registration</b>	18/12/1981	
<b>New Lender</b>	Unknown	

**OWNERSHIP**

<b>Additional Leasehold Info</b>	No entry on title	✓	<b>Land Removed from Title</b>	Attention required	?
<b>Additional Property Info</b>	No entry on title	✓	<b>Multiple Titles</b>	Attention required	?
<b>Cautions</b>	No entry on title	✓	<b>Notices</b>	Attention required	?
<b>Chancel Repair Liability</b>	No entry on title	✓	<b>Restrictions</b>	No entry on title	✓
<b>Death of Proprietor</b>	No entry on title	✓	<b>Right to Buy</b>	No entry on title	✓
<b>Existing Charges</b>	No entry on title	✓	<b>Inhibitions</b>	No entry on title	✓
<b>Freehold Flat</b>	No entry on title	✓	<b>Term of Lease</b>	No entry on title	✓
<b>Home Rights</b>	No entry on title	✓			

**USE**

<b>Easements (Benefit)</b>	Attention required	?	<b>Provision or Other</b>	No entry on title	✓
<b>Easements (Burden)</b>	Attention required	?	<b>Rentcharges</b>	No entry on title	✓
<b>Enlargement of Lease</b>	No entry on title	✓	<b>Restrictive Covenants</b>	Attention required	?
<b>Flying Freehold</b>	No entry on title	✓	<b>Subject to Existing Leases</b>	Attention required	?
<b>Mineral Rights</b>	Attention required	?	<b>Third Party Interests</b>	No entry on title	✓
<b>Personal Covenants</b>	Attention required	?			

**REGIONAL RECOMMENDED SERVICES**

<b>RESULT</b>	AQMA, FLOOD	?
<b>Actions to consider</b>	Please see the regional recommended services for a full breakdown	

**CHANCELCHECK® SEARCH**

<b>RESULT</b>	REPORT	?
<b>Actions to consider</b>	Order your ChancelSure® policy online at <a href="http://www.csl.co.uk">www.csl.co.uk</a> or via your reseller	

For our Terms and Conditions please visit <https://www.csl.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>

This service is only available to properties situated in England and Wales. The data used to compile the TitleChecker® is produced by the Land Registry and is a reflection of the information used to produce the Office Copy Entries for the property. It should be noted that CLS Property Insight Limited holds no responsibility for any errors and omissions contained within the data provided to them nor any misinterpretation thereof. This Summary and Report is produced as a guidance tool only and should not be construed as advice relating to the matters affecting this property. If in doubt it is suggested that you fully review the Office Copy Entries provided. This Summary and Report is issued subject to the CLS Terms and Conditions.

TitleChecker® is provided with the benefit of a Search Insurance policy offering cover up to a market value of £2m where there is an error in the Land Registry Data.

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**PROPERTY DETAIL - ATTENTION REQUIRED**

Entry	Position	Details	CML Lender's Handbook - Unknown
Address	A1	The address on the title, being CENTURION INDUSTRIAL PARK, BITTERNE ROAD WEST, SOUTHAMPTON, SO18 1UB does not match the address provided UNIT F, BITTERNE ROAD WEST, SOUTHAMPTON, SO18 1UB.	<p><b>Part 1: 4.2:</b> You must take reasonable steps to verify that there are no discrepancies between the description of the property as valued and the title and other documents which a reasonably competent conveyancer should obtain, and, if there are, you must tell us immediately.</p> <p><b>Part 1: 6.2.1:</b> These must be clearly defined by reference to a suitable plan or description. They must also accord with the information given in the valuation report, if this is provided to you. You should check with the borrower that the plan or the description accords with the borrower's understanding of the extent of the property to be mortgaged to us. You must report to us (see part 2), if there are any discrepancies.</p> <p><b>Part 2: 6.2.1:</b> If different from 1.11, contact if any discrepancies in property's description:Part 2 cannot be returned as the Lender has not been specified.</p>

**OWNERSHIP - ATTENTION REQUIRED**

Entry	Position	Details	CML Lender's Handbook - Unknown
Multiple Titles	A4	Extract from title: There are excluded from the registration of the land edged and numbered 3 and 4 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof and other land dated 7 July 1936 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) Alexander Liddon Howard and others in the following terms:-	<p><b>Part 1: 4.2:</b> You must take reasonable steps to verify that there are no discrepancies between the description of the property as valued and the title and other documents which a reasonably competent conveyancer should obtain, and, if there are, you must tell us immediately.</p> <p><b>Part 1: 6.2.1:</b> These must be clearly defined by reference to a suitable plan or description. They must also accord with the information given in the valuation report, if this is provided to you. You should check with the borrower that the plan or the description accords with the borrower's understanding of the extent of the property to be mortgaged to us. You must report to us (see part 2), if there are any discrepancies.</p> <p><b>Part 2: 6.2.1:</b> If different from 1.11, contact if any discrepancies in property's description:Part 2 cannot be returned as the Lender has not been specified.</p>
Multiple Titles	C1	Extract from title: A Conveyance of the land tinted pink and tinted yellow on the filed plan and other land dated 3 October 1910 made between (1) The National Land Corporation Limited (Corporation) (2) George Henry Dorrell (3) Edward Bond and (4) William Walters Howard (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.	<p><b>Part 1: 4.2:</b> You must take reasonable steps to verify that there are no discrepancies between the description of the property as valued and the title and other documents which a reasonably competent conveyancer should obtain, and, if there are, you must tell us immediately.</p> <p><b>Part 1: 6.2.1:</b> These must be clearly defined by reference to a suitable plan or description. They must also accord with the information given in the valuation report, if this is provided to you. You should check with the borrower that the plan or the description accords with the borrower's understanding of the extent of the property to be mortgaged to us. You must report to us (see part 2), if there are any discrepancies.</p> <p><b>Part 2: 6.2.1:</b> If different from 1.11, contact if any discrepancies in property's description:Part 2 cannot be returned as the Lender has not been specified.</p>

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Land Removed from Title	A6	Extract from title: The edged and numbered 16 in blue on the title plan is no longer of any significance and should be ignored since the entry in the Register which gave rise to this reference has been cancelled.	<p><b>Part 1: 4.2:</b> You must take reasonable steps to verify that there are no discrepancies between the description of the property as valued and the title and other documents which a reasonably competent conveyancer should obtain, and, if there are, you must tell us immediately.</p> <p><b>Part 1: 6.2.1:</b> These must be clearly defined by reference to a suitable plan or description. They must also accord with the information given in the valuation report, if this is provided to you. You should check with the borrower that the plan or the description accords with the borrower's understanding of the extent of the property to be mortgaged to us. You must report to us (see part 2), if there are any discrepancies.</p> <p><b>Part 2: 6.2.1:</b> If different from 1.11, contact if any discrepancies in property's description:Part 2 cannot be returned as the Lender has not been specified.</p>
Land Removed from Title	A7	Extract from title: The edged and numbered 1, 2 and 6 in blue on the title plan are no longer of any significance and should be ignored since the entry in the Register which gave rise to these references have been cancelled.	<p><b>Part 1: 4.2:</b> You must take reasonable steps to verify that there are no discrepancies between the description of the property as valued and the title and other documents which a reasonably competent conveyancer should obtain, and, if there are, you must tell us immediately.</p> <p><b>Part 1: 6.2.1:</b> These must be clearly defined by reference to a suitable plan or description. They must also accord with the information given in the valuation report, if this is provided to you. You should check with the borrower that the plan or the description accords with the borrower's understanding of the extent of the property to be mortgaged to us. You must report to us (see part 2), if there are any discrepancies.</p> <p><b>Part 2: 6.2.1:</b> If different from 1.11, contact if any discrepancies in property's description:Part 2 cannot be returned as the Lender has not been specified.</p>
Land Removed from Title	A8	Extract from title: The edged and numbered 12 in blue on the title plan is no longer of any significance and should be ignored since the entry in the Register which gave rise to this reference has been cancelled.	<p><b>Part 1: 4.2:</b> You must take reasonable steps to verify that there are no discrepancies between the description of the property as valued and the title and other documents which a reasonably competent conveyancer should obtain, and, if there are, you must tell us immediately.</p> <p><b>Part 1: 6.2.1:</b> These must be clearly defined by reference to a suitable plan or description. They must also accord with the information given in the valuation report, if this is provided to you. You should check with the borrower that the plan or the description accords with the borrower's understanding of the extent of the property to be mortgaged to us. You must report to us (see part 2), if there are any discrepancies.</p> <p><b>Part 2: 6.2.1:</b> If different from 1.11, contact if any discrepancies in property's description:Part 2 cannot be returned as the Lender has not been specified.</p>
Notices	C10	Extract from title: UNILATERAL NOTICE in respect of rights granted by a lease dated 13 March 2012 in favour of The Secretary of State for Transport for a term of 3 years from 1 December 2011.	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity</p>

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			insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
Notices	C11	Extract from title: BENEFICIARY: The Secretary of State for Transport care of VOSA of Berkeley House, Croydon Street, Bristol BS5 0DA.	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
Notices	C15	Extract from title: UNILATERAL NOTICE affecting Unit R Centurion Industrial Estate in respect of a Lease dated 6 December 2016 made between (1) Staffordshire County Council and (2) The Secretary of State for Transport for a term of 3 years from 8 April 2016.	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
Notices	C16	Extract from title: BENEFICIARY: The Secretary of State for Transport of The Axis Building, 112 Upper Parliament Street, Nottingham, NG1 6LP.	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.

**USE - ATTENTION REQUIRED**

Entry	Position	Details	CML Lender's Handbook - Unknown
Easements (Burden)	C2	Extract from title: The land tinted pink and tinted yellow on the filed plan is subject to the following rights reserved by the Conveyance dated 3 October 1910 referred to above:-	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional

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			<p>judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Burden)	C3	<p>Extract from title: The land tinted blue on the filed plan is subject to the following rights contained in a Conveyance thereof dated 10 March 1981 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) W W Howard Brothers (Investments) Limited:-</p>	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Burden)	C13	<p>Extract from title: The parts of the land affected thereby are subject to the rights granted by a Lease of a communications site dated 13 October 2016 referred to in the schedule of leases hereto.</p>	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Burden)	C14	<p>Extract from title: The land is subject to the easements granted by a lease of Unit R dated 6 December 2016 made between (1) Staffordshire County Council and (2) The Secretary of State for Transport for a term of 3 years from 8 April 2016.</p>	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>

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Easements (Burden)	C4	Extract from title: The leases grant and reserve easements as therein mentioned.	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Burden)	C6	Extract from title: The parts of the land affected thereby are subject to the following rights granted by the Lease dated 1 June 1999 referred to above:-	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Burden)	C8	Extract from title: The land edged and numbered 5 in blue on the title plan is subject to the easements granted by a Lease dated 22 November 2011 of Unit F, Centurion Industrial Park for a term of 5 years from 22 November 2011 to 31 December 2016.	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Burden)	C9	Extract from title: The land is subject to the easements granted by a lease dated 25 November 2011 of Unit A Centurion Industrial Park for a term of 3 years from 25 November 2011 to 24 November 2014.	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity</p>

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Easements (Burden)	C12	Extract from title: The land is subject to the easements granted by a lease dated 13 March 2012 of Unit R Centurion Industrial Park for a term of 3 years from 1 December 2011 to 30 November 2014.	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p> <p><b>Please view your recommended products for details regarding 'Enforcement of Known or Unknown Rights of Way and/or Easements Insurance'</b></p>
Easements (Benefit)	C4	Extract from title: The leases grant and reserve easements as therein mentioned.	<p><b>Part 1: 6.9.1:</b> You must take all reasonable steps to check that the property has the benefit of all easements necessary for its full use and enjoyment. All such rights must be enforceable by the borrower and the borrower's successors in title. If they are not check part 2 for our requirements.</p> <p><b>Part 2: 6.9.1:</b> If different from 1.11, contact point if necessary easements are absent:Part 2 cannot be returned as the Lender has not been specified.</p> <p><b>Part 1: 6.9.2:</b> If the borrower owns adjoining land over which the borrower requires access to the property or in respect of which services are provided to the property, this land must also be mortgaged to us unless all relevant easements are granted in the title of the land to be mortgaged to us and those rights are and remain enforceable in accordance with section 6.9.1.</p> <p><b>Please view your recommended products for details regarding 'Absence of Easement Insurance'</b></p>
Mineral Rights	A2	Extract from title: There are excluded from the registration of the land edged and numbered 1 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof dated 1 September 1911 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) William Walters Howard in the following terms:-	<p><b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p>

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Mineral Rights	A3	Extract from title: There are excluded from the registration of the land edged and numbered 2 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof dated 14 November 1927 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) Alexander Liddon Howard and others in the following terms:-	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
			<b>Please view your recommended products for details regarding 'Mineral Rights Insurance'</b>
Mineral Rights	A4	Extract from title: There are excluded from the registration of the land edged and numbered 3 and 4 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof and other land dated 7 July 1936 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) Alexander Liddon Howard and others in the following terms:-	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
			<b>Please view your recommended products for details regarding 'Mineral Rights Insurance'</b>
Mineral Rights	A5	Extract from title: There are excluded from the registration of the land tinted blue on the filed plan the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 10 March 1981 referred to in the Charges Register:-	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.
			<b>Please view your recommended products for details regarding 'Mineral Rights Insurance'</b>
Personal Covenants	B3	Extract from title: The Transfer dated 19 September 2000 to the proprietor contains a covenant to observe and perform the covenants by the Landlord contained in the Leases referred to in the Charges Register and the documents referred to in the Transfer and of indemnity in respect thereof.	<b>Part 1: 5.6.1:</b> The title to the property must be good and marketable free of any restrictions, covenants, easements, charges or encumbrances which, at the time of completion, might reasonably be expected to materially adversely affect the value of the property or its future marketability (but excluding any matters covered by indemnity insurance) and which may be accepted by us for mortgage purposes. Our requirements in respect of indemnity insurance are set out in section 9. If, based on your professional



**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

			<p>judgment, you are able to provide an unqualified certificate of title, we will not require indemnity insurance. You must also take reasonable steps to ensure that, on completion, the property will be vested in the borrower.</p>
Subject to Existing Leases	C4	The Property is subject to 9 registered leases.	<p><b>Part 1: 5.20.1:</b> Where a property is subject to a registered lease of roof space for solar PV panels we require you to check that the lease meets the CML minimum requirements. Where you consider it does not, check part 2 to see whether you must report this to us and for details of any additional requirements.</p> <p><b>Part 2: 5.20.1:</b> Does the lender require me to report to them where the lease does not meet the CML minimum requirements for leases of roof space for solar PV panels?Part 2 cannot be returned as the Lender has not been specified.</p> <p><b>Part 1: 6.5.1:</b> Unless otherwise stated in your instructions, it is a term of the loan that vacant possession is obtained. The contract must provide for this. If you doubt that vacant possession will be given, you must not part with the advance and should report the position to us (see part 2).</p> <p><b>Part 2: 6.5.1:</b> If different from 1.11, contact point if vacant possession is not being given:Part 2 cannot be returned as the Lender has not been specified.</p>
Subject to Existing Leases	C5	The Property is subject to 9 registered leases.	<p><b>Part 1: 5.20.1:</b> Where a property is subject to a registered lease of roof space for solar PV panels we require you to check that the lease meets the CML minimum requirements. Where you consider it does not, check part 2 to see whether you must report this to us and for details of any additional requirements.</p> <p><b>Part 2: 5.20.1:</b> Does the lender require me to report to them where the lease does not meet the CML minimum requirements for leases of roof space for solar PV panels?Part 2 cannot be returned as the Lender has not been specified.</p> <p><b>Part 1: 6.5.1:</b> Unless otherwise stated in your instructions, it is a term of the loan that vacant possession is obtained. The contract must provide for this. If you doubt that vacant possession will be given, you must not part with the advance and should report the position to us (see part 2).</p> <p><b>Part 2: 6.5.1:</b> If different from 1.11, contact point if vacant possession is not being given:Part 2 cannot be returned as the Lender has not been specified.</p>
Restrictive Covenants	C1	Extract from title: A Conveyance of the land tinted pink and tinted yellow on the filed plan and other land dated 3 October 1910 made between (1) The National Land Corporation Limited (Corporation) (2) George Henry Dorrell (3) Edward Bond and (4) William Walters Howard (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.	<p><b>Part 1: 5.11.1:</b> You must enquire whether the property has been built, altered or is currently used in breach of a restrictive covenant. We rely on you to check that the covenant is not enforceable. If you are unable to provide an unqualified certificate of title as a result of the risk of enforceability you must ensure (subject to paragraph 5.11.2) that indemnity insurance is in place at completion of our mortgage (see section 9).</p> <p><b>Part 1: 5.11.2:</b> If there is evidence of a breach and, following reasonable enquiries, you are satisfied that the title is good and marketable; you can provide an unqualified certificate of title and the breach has continued for more than 20 years without challenge, then we will not insist on indemnity insurance.</p> <p><b>Please view your recommended products for details regarding 'Restrictive Covenant Insurance'</b></p>

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

Restrictive Covenants	C7	Extract from title: The Lease dated 1 June 1999 referred to above contains the following covenants by the Lessor:-	<p><b>Part 1: 5.11.1:</b> You must enquire whether the property has been built, altered or is currently used in breach of a restrictive covenant. We rely on you to check that the covenant is not enforceable. If you are unable to provide an unqualified certificate of title as a result of the risk of enforceability you must ensure (subject to paragraph 5.11.2) that indemnity insurance is in place at completion of our mortgage (see section 9).</p>
			<p><b>Part 1: 5.11.2:</b> If there is evidence of a breach and, following reasonable enquiries, you are satisfied that the title is good and marketable; you can provide an unqualified certificate of title and the breach has continued for more than 20 years without challenge, then we will not insist on indemnity insurance.</p>
			<p><b>Please view your recommended products for details regarding 'Restrictive Covenant Insurance'</b></p>

**REGIONAL RECOMMENDED SERVICES - RESULTS**

Entry	Description	
AQMA	Air Quality Management Area	?
BALL CLAY MINING	Presence of (Ball and China) clay workings which could cause subsidence damage.	✓
BRINE EXTRACTION	Presence of disused brine extraction workings which could cause subsidence damage.	✓
CHESHIRE BRINE	This dataset covers an area in Cheshire and Greater Manchester that is liable to subside as a result of activities of the salt industry.	✓
COAL	Areas which may be affected by coal mining activity.	✓
FLOOD	Flood hazard may be from one or more of the following sources: surface water; rivers or sea; groundwater; historic flooding; or previous flood-related insurance claims.	?
HIGH SPEED 2 RAIL	Area which may be affected by the High Speed 2 Rail link.	✓
LIMESTONE	Presence of disused underground limestone workings which could cause subsidence damage.	✓
RENEWABLE POWER	Areas where requests for planning permission is sought for renewable energy sources.	✓
SOLAR FARMS	Areas that may be affected by solar energy exploration and production.	✓
TIN MINING	Presence of disused underground tin workings which could cause subsidence damage.	✓

**RELEVANT LOCAL AUTHORITY - RESULTS**

Authority Type	Name	
Local Authority	Southampton City Council	✓

**RELEVANT WATER UTILITY PROVIDER - RESULTS**

Authority Type	Name	
Water Utility	Southern Water	✓

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

**RECOMMENDED PRODUCT - ChancelSure® Residential Insurance**
**Statements of Fact**

Please ensure that you can comply with the Statements of Fact below:

- A. The Property is a house or flat in England or Wales; and
- B. Neither the seller nor the buyer of the Property is aware of any communications with a representative of the Church of England or Wales in respect of chancel repair liability; and
- C. Neither the seller nor the buyer of the Property is aware of any attempt or intention by the church to register or enforce a chancel repair liability on the Property; and
- D. There is no entry in the title deeds to the Property relating to chancel repair liability; and
- E. Neither the seller nor the buyer of the property has knowledge of any full chancel repair search completed on the Property identifying a confirmed chancel repair liability risk.

Where the Statements of Fact cannot be met, please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk) for a bespoke solution.

**Premium Table (all premiums are inclusive of IPT)**

Premiums stated below are for residential properties only. Cover for commercial properties is available online. Please note, a chancel repair liability is a fluctuating risk, the premium figures quoted below may alter for some properties.

Limit of Indemnity	Premium	Limit of Indemnity	Premium
Up to and including £100,000	£40.00	Up to and including £1,500,000	£130.00
Up to and including £250,000	£54.00	Up to and including £2,000,000	£150.00
Up to and including £500,000	£75.00	Up to and including £2,500,000	£175.00
Up to and including £1,000,000	£94.00	Up to and including £3,000,000	£210.00

**How to Order**

1. Visit [www.cls.co.uk](http://www.cls.co.uk) and Click 'Log In' or 'Register'
2. Click on 'Order', and select the Insurance Products you wish to order, and click 'Next'.
3. **Statements of Fact**  
Confirm the 'Statement of Fact' for each product in your order, and click 'Next'.  
If you can't comply, email our underwriters for a bespoke quotation at [express@clsrs.co.uk](mailto:express@clsrs.co.uk).
4. **Case Details**  
Enter your Client Reference and the Address for the property and click 'Next'.
5. **Property Details**  
Enter the requested information for your order, and click 'Next'.
6. **Basket**  
Confirm the products in your Basket, and click 'Proceed to Checkout'.
7. **Order Confirmation**  
Please enter your TitleChecker® Voucher code to receive a 20% discount on your insurance product(s). Click 'Apply Voucher'. Check and confirm the details of your order, and click 'Confirm Order'.
8. **Order Completed**  
Your products and invoice will be sent to you via email and a copy can be found in your Case File.

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

## RECOMMENDED PRODUCT - Enforcement of Known or Unknown Rights of Way and/or Easements Insurance

**Statements of Fact**

Please ensure that you can comply with the Statements of Fact below:

- A. The Property is a single house or flat in England or Wales; and
- B. The house or flat has existed unaltered for the previous 12 months; and
- C. Any right or easement to be insured against is more than 10 years old; and
- D. Neither the seller nor the buyer is aware of any third party exercising or attempting to exercise the right or easement in question over the Property; and
- E. Neither the seller nor the buyer has communicated with any third party regarding rights and easements over or under the Property; and
- F. The seller has confirmed that the Property's boundaries have been fenced or otherwise clearly demarcated by other structures for the previous 24 months.

Where the Statements of Fact cannot be met, please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk) for a bespoke solution.

**Premium Table (all premiums are inclusive of IPT)**

Premiums stated below are for both residential and commercial properties.

Limit of Indemnity	Premium	Limit of Indemnity	Premium
Up to and including £75,000	£100.00	Up to and including £100,000	£110.00
Up to and including £125,000	£120.00	Up to and including £150,000	£130.00
Up to and including £175,000	£142.00	Up to and including £200,000	£155.00
Up to and including £250,000	£165.00	Up to and including £300,000	£180.00
Up to and including £350,000	£195.00	Up to and including £400,000	£210.00
Up to and including £450,000	£225.00	Up to and including £500,000	£240.00
Up to and including £550,000	£262.00	Up to and including £600,000	£284.00
Up to and including £650,000	£306.00	Up to and including £700,000	£328.00
Up to and including £750,000	£350.00	Up to and including £1,000,000	£470.00
Up to and including £1,250,000	£545.00	Up to and including £1,500,000	£615.00
Up to and including £1,750,000	£655.00	Up to and including £2,000,000	£700.00
Up to and including £2,250,000	£728.00	Up to and including £2,500,000	£755.00
Up to and including £2,750,000	£783.00	Up to and including £3,000,000	£810.00

**How to Order**

1. Visit [www.cls.co.uk](http://www.cls.co.uk) and Click 'Log In' or 'Register'
2. Click on 'Order', and select the Insurance Products you wish to order, and click 'Next'.
3. **Statements of Fact**  
Confirm the 'Statement of Fact' for each product in your order, and click 'Next'.  
If you can't comply, email our underwriters for a bespoke quotation at [express@clsrs.co.uk](mailto:express@clsrs.co.uk).
4. **Case Details**  
Enter your Client Reference and the Address for the property and click 'Next'.
5. **Property Details**  
Enter the requested information for your order, and click 'Next'.
6. **Basket**  
Confirm the products in your Basket, and click 'Proceed to Checkout'.
7. **Order Confirmation**  
Please enter your TitleChecker<sup>®</sup> Voucher code to receive a 20% discount on your insurance product(s). Click 'Apply Voucher'. Check and confirm the details of your order, and click 'Confirm Order'.
8. **Order Completed**  
Your products and invoice will be sent to you via email and a copy can be found in your Case File.

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

**RECOMMENDED PRODUCT - Absence of Easement Insurance**
**Statements of Fact**

Please ensure that you can comply with the Statements of Fact below:

- A. The Property is a single house or flat in England or Wales; and
- B. The house or flat has existed for the previous 12 months; and
- C. The seller has lived in the house and used the Access Way and/or the Services on a regular basis over the previous 12 months without objection or permission from anyone; and
- D. Neither the seller nor the buyer of the Property is aware of any dispute regarding the use of the Access Way and/or the Services; and
- E. Neither the seller nor the buyer of the Property is aware of any demands or payments having been made in respect of the use or maintenance of the Access Way and/or the Services; and
- F. The Access Way does not cross land registered as common land or a town or village green.

Where the Statements of Fact cannot be met, please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk) for a bespoke solution.

**Premium Table (all premiums are inclusive of IPT)**

Premiums stated below are for both residential and commercial properties.

Limit of Indemnity	Premium	Limit of Indemnity	Premium
Up to and including £75,000	£62.00	Up to and including £100,000	£70.00
Up to and including £125,000	£80.00	Up to and including £150,000	£88.00
Up to and including £175,000	£98.00	Up to and including £200,000	£108.00
Up to and including £250,000	£125.00	Up to and including £300,000	£145.00
Up to and including £350,000	£165.00	Up to and including £400,000	£172.00
Up to and including £450,000	£180.00	Up to and including £500,000	£188.00
Up to and including £550,000	£205.00	Up to and including £600,000	£230.00
Up to and including £650,000	£260.00	Up to and including £700,000	£285.00
Up to and including £750,000	£305.00	Up to and including £1,000,000	£385.00
Up to and including £1,250,000	£435.00	Up to and including £1,500,000	£485.00
Up to and including £1,750,000	£535.00	Up to and including £2,000,000	£585.00
Up to and including £2,250,000	£635.00	Up to and including £2,500,000	£700.00
Up to and including £2,270,000	£735.00	Up to and including £3,000,000	£770.00

**How to Order**

1. **Visit [www.cls.co.uk](http://www.cls.co.uk) and Click 'Log In' or 'Register'**
2. *Click on 'Order', and select the Insurance Products you wish to order, and click 'Next'.*
3. **Statements of Fact**  
*Confirm the 'Statement of Fact' for each product in your order, and click 'Next'.  
If you can't comply, email our underwriters for a bespoke quotation at [express@clsrs.co.uk](mailto:express@clsrs.co.uk).*
4. **Case Details**  
*Enter your Client Reference and the Address for the property and click 'Next'.*
5. **Property Details**  
*Enter the requested information for your order, and click 'Next'.*
6. **Basket**  
*Confirm the products in your Basket, and click 'Proceed to Checkout'.*
7. **Order Confirmation**  
*Please enter your TitleChecker® Voucher code to receive a 20% discount on your insurance product(s). Click 'Apply Voucher'. Check and confirm the details of your order, and click 'Confirm Order'.*
8. **Order Completed**  
*Your products and invoice will be sent to you via email and a copy can be found in your Case File.*

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

**RECOMMENDED PRODUCT - Mineral Rights Insurance**
**Statements of Fact**
*Please ensure that you can comply with the Statements of Fact below:*

- A. The Property is a single house or flat in England or Wales; and
- B. Official searches confirm:
  - i. that no coal or other mineral has been excavated or extracted near to the Property in the last 10 years; and
  - ii. that there are no licences in place or applications for a licence pending to excavate coal or other mineral near to the Property; and
- C. Neither seller nor buyer is aware of any mining or mineral excavation or extraction activity in the vicinity of the Property in the previous 10 years; and
- D. Neither the seller nor the buyer is aware of any intended mining or mineral excavation or extraction activity in the vicinity of the Property; and
- E. Neither the seller nor the buyer has communicated with any third party regarding rights and easements over or under the Property.

*Where the Statements of Fact cannot be met, please contact our underwriting team by email [express@clsr.co.uk](mailto:express@clsr.co.uk) for a bespoke solution.*

**Premium Table (all premiums are inclusive of IPT)**

*Premiums stated below are for residential properties only. Cover for commercial properties is available online.*

Limit of Indemnity	Premium	Limit of Indemnity	Premium
Up to and including £75,000	£55.00	Up to and including £100,000	£55.00
Up to and including £125,000	£55.00	Up to and including £150,000	£55.00
Up to and including £175,000	£58.00	Up to and including £200,000	£66.00
Up to and including £250,000	£83.00	Up to and including £300,000	£99.00
Up to and including £350,000	£116.00	Up to and including £400,000	£132.00
Up to and including £450,000	£149.00	Up to and including £500,000	£165.00
Up to and including £550,000	£182.00	Up to and including £600,000	£198.00
Up to and including £650,000	£215.00	Up to and including £700,000	£231.00
Up to and including £750,000	£248.00	Up to and including £1,000,000	£330.00
Up to and including £1,250,000	£412.00	Up to and including £1,500,000	£495.00
Up to and including £1,750,000	£577.00	Up to and including £2,000,000	£660.00
Up to and including £2,250,000	£742.00	Up to and including £2,500,000	£824.00
Up to and including £2,750,000	£906.00	Up to and including £3,000,000	£990.00

**How to Order**

1. Visit [www.clsl.co.uk](http://www.clsl.co.uk) and Click 'Log In' or 'Register'
2. Click on 'Order', and select the Insurance Products you wish to order, and click 'Next'.
3. **Statements of Fact**  
 Confirm the 'Statement of Fact' for each product in your order, and click 'Next'.  
 If you can't comply, email our underwriters for a bespoke quotation at [express@clsr.co.uk](mailto:express@clsr.co.uk).
4. **Case Details**  
 Enter your Client Reference and the Address for the property and click 'Next'.
5. **Property Details**  
 Enter the requested information for your order, and click 'Next'.
6. **Basket**  
 Confirm the products in your Basket, and click 'Proceed to Checkout'.
7. **Order Confirmation**  
 Please enter your TitleChecker® Voucher code to receive a 20% discount on your insurance product(s). Click 'Apply Voucher'. Check and confirm the details of your order, and click 'Confirm Order'.
8. **Order Completed**  
 Your products and invoice will be sent to you via email and a copy can be found in your Case File.

**REPORT DETAIL**

<b>CLIENT REFERENCE:</b>	TBolt
<b>REPORT DATE:</b>	12 July 2017
<b>REPORT NUMBER:</b>	6801720
<b>VOUCHER CODE:</b>	TC-IOZ-YWR-DEC

**RECOMMENDED PRODUCT - Restrictive Covenant Insurance**
**Statements of Fact**
*Please ensure that you can comply with the Statements of Fact below:*

- A.** The Property is a single house or flat in England or Wales; and
- B.** The house or flat has existed unaltered for the previous 12 months; and
- C.** Any restrictive covenant to be insured is more than 12 months old; and
- D.** Neither the seller nor the buyer has communicated with any third party regarding a restrictive covenant; and
- E.** Neither the seller nor the buyer is aware of any dispute, objection or attempt to enforce a restrictive covenant against the Property.

*Where the Statements of Fact cannot be met, please contact our underwriting team by email [express@clsr.co.uk](mailto:express@clsr.co.uk) for a bespoke solution.*

**Premium Table (all premiums are inclusive of IPT)**
*Premiums stated below are for both residential and commercial properties.*

Limit of Indemnity	Premium	Limit of Indemnity	Premium
Up to and including £75,000	£46.00	Up to and including £100,000	£52.00
Up to and including £125,000	£59.00	Up to and including £150,000	£65.00
Up to and including £175,000	£72.00	Up to and including £200,000	£79.00
Up to and including £250,000	£79.00	Up to and including £300,000	£79.00
Up to and including £350,000	£79.00	Up to and including £400,000	£88.00
Up to and including £450,000	£99.00	Up to and including £500,000	£110.00
Up to and including £550,000	£121.00	Up to and including £600,000	£132.00
Up to and including £650,000	£143.00	Up to and including £700,000	£154.00
Up to and including £750,000	£165.00	Up to and including £1,000,000	£220.00
Up to and including £1,250,000	£275.00	Up to and including £1,500,000	£330.00
Up to and including £1,750,000	£385.00	Up to and including £2,000,000	£440.00
Up to and including £2,250,000	£495.00	Up to and including £2,500,000	£550.00
Up to and including £2,750,000	£605.00	Up to and including £3,000,000	£660.00

**How to Order**

1. **Visit [www.clsi.co.uk](http://www.clsi.co.uk) and Click 'Log In' or 'Register'**
2. *Click on 'Order', and select the Insurance Products you wish to order, and click 'Next'.*
3. **Statements of Fact**  
*Confirm the 'Statement of Fact' for each product in your order, and click 'Next'.  
If you can't comply, email our underwriters for a bespoke quotation at [express@clsr.co.uk](mailto:express@clsr.co.uk).*
4. **Case Details**  
*Enter your Client Reference and the Address for the property and click 'Next'.*
5. **Property Details**  
*Enter the requested information for your order, and click 'Next'.*
6. **Basket**  
*Confirm the products in your Basket, and click 'Proceed to Checkout'.*
7. **Order Confirmation**  
*Please enter your TitleChecker® Voucher code to receive a 20% discount on your insurance product(s). Click 'Apply Voucher'. Check and confirm the details of your order, and click 'Confirm Order'.*
8. **Order Completed**  
*Your products and invoice will be sent to you via email and a copy can be found in your Case File.*

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.





# Official copy of register of title

Title number HP201322

Edition date 10.01.2017

- This official copy shows the entries on the register of title on 16 JUN 2017 at 12:49:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Jul 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

## A: Property Register

This register describes the land and estate comprised in the title.

SOUTHAMPTON

- 1 (18.12.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Centurion Industrial Park, Bitterne Road West, Southampton (SO18 1UB).
- 2 There are excluded from the registration of the land edged and numbered 1 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof dated 1 September 1911 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) William Walters Howard in the following terms:-  
  
"PROVIDED always and it is hereby declared that nothing in this deed shall be deemed to extend to or affect any beds seams or veins of coal or stone or any metallic or other mineral substance or any mines or quarries thereof referred to in Section 21 of the Crown Lands Act 1866 and further that nothing in this deed contained shall affect any of the rights or powers mentioned in Sections 22 23 or 24 of the same Act"  
  
And the mines and minerals and ancillary powers referred to are accordingly excluded from registration.
- 3 There are excluded from the registration of the land edged and numbered 2 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof dated 14 November 1927 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) Alexander Liddon Howard and others in the following terms:-  
  
"PROVIDED always as follows  
  
Nothing contained in this Deed shall extend to or affect any beds seams or veins of coal or stone or any metallic or other mineral substance or any mines or quarries thereof referred to in Section 21 of the Crown Lands Act 1866 or shall affect any of the rights or powers mentioned in Sections 22, 23 and 24 of the same Act"  
  
And the said mines and minerals and ancillary powers referred to are accordingly excluded from registration.
- 4 There are excluded from the registration of the land edged and numbered

## A: Property Register continued

3 and 4 in mauve on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof and other land dated 7 July 1936 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) Alexander Liddon Howard and others in the following terms:-

"PROVIDED always as follows

Nothing contained in this deed shall extend to or affect any beds seams or veins of coal or stone or any metallic or other mineral substance in or under the premises hereby granted or any mines or quarries thereof or shall affect any of the rights or powers mentioned in Sections 22, 23 and 24 of the Crown Lands Act 1866"

And the said mines and minerals and ancillary powers referred to are accordingly excluded from registration.

- 5 There are excluded from the registration of the land tinted blue on the filed plan the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 10 March 1981 referred to in the Charges Register:-

"EXCEPT AND RESERVING to the Queen's Majesty and Her Successors all mines minerals quarries beds or veins of slate and stone and of clay and all other mineral substances whatsoever (hereinafter called "the reserved substances") within or under the said land with full power for Her Majesty and Her Successors and for the Commissioners and Her or their grantees lessees tenants servants agents and all persons authorised by Her or them or any of them at all times hereafter to work and get the reserved substances but by underground workings only compensation being payable for all damage thereby done or occasioned to the said land and to all buildings constructions and apparatus now or hereafter erected or placed thereon or thereunder."

- 6 (17.02.2012) The edged and numbered 16 in blue on the title plan is no longer of any significance and should be ignored since the entry in the Register which gave rise to this reference has been cancelled.
- 7 (11.05.2012) The edged and numbered 1, 2 and 6 in blue on the title plan are no longer of any significance and should be ignored since the entry in the Register which gave rise to these references have been cancelled.
- 8 (10.06.2013) The edged and numbered 12 in blue on the title plan is no longer of any significance and should be ignored since the entry in the Register which gave rise to this reference has been cancelled.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (31.10.2000) PROPRIETOR: STAFFORDSHIRE COUNTY COUNCIL of PO Box 11, County Buildings, Martin Street, Stafford ST16 2LH.
- 2 (31.10.2000) The price stated to have been paid on 19 September 2000 was £10,720,000.
- 3 (31.10.2000) The Transfer dated 19 September 2000 to the proprietor contains a covenant to observe and perform the covenants by the Landlord contained in the Leases referred to in the Charges Register and the documents referred to in the Transfer and of indemnity in respect thereof.

*NOTE: Copy filed.*

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink and tinted yellow on the filed plan and other land dated 3 October 1910 made between (1) The National Land Corporation Limited (Corporation) (2) George Henry Dorrell (3) Edward Bond and (4) William Walters Howard (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted pink and tinted yellow on the filed plan is subject to the following rights reserved by the Conveyance dated 3 October 1910 referred to above:-

"The Vendors reserve to themselves their successors and assigns all rights of light air and support in respect of all unsold plots or portions of the Estate and also the free passage and running of water gas and soil to and from all parts of the Estate with power to enter construct establish lay and repair pipes drains and watercourses and also reserve to themselves the right at all times now or hereafter to alter modify release or dispose with all or any of the stipulations and Plottings upon all parts or any part of the Estate and of otherwise dealing with the said Estate as they shall in their uncontrolled discretion think fit"
- 3 The land tinted blue on the filed plan is subject to the following rights contained in a Conveyance thereof dated 10 March 1981 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) W W Howard Brothers (Investments) Limited:-

"Subject to all rights legally exercisable over the same"
- 4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.  
  
NOTE: Each lease is referenced by edging and numbering in blue on the title plan unless otherwise stated in the schedule of leases.
- 5 (30.06.1999) Lease dated 1 June 1999 of an electricity sub-station site edged and numbered 17 in blue on the filed plan to Southern Electric plc for 99 years from 1 June 1999.  
  
NOTE: Lessee's title registered under HP572013.
- 6 (30.06.1999) The parts of the land affected thereby are subject to the following rights granted by the Lease dated 1 June 1999 referred to above:-

"TOGETHER with the right for the Company its servants workmen and others authorised by them in common with all other persons having the like right within the term granted by this Deed:

(a) to pass and repass with or without vehicles at all times and for all purposes and in particular to convey plant machinery and other apparatus and materials over and along the piece of land or way shown on the Plan and thereon coloured brown and brown hatched black

and

(b) to lay and use and thereafter from time to time inspect maintain repair relay supplement and remove cables for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (hereinafter collectively referred to as "the Cables") in and under the land in the position shown (as near as may be) coloured green and brown hatched black on the Plan and for any of the purposes aforesaid to enter upon such piece of land and to break up and excavate so much thereof as from time to time may be necessary and to remove and dispose of any surplus earth PROVIDED that in so doing the Company shall cause as little damage as may be to such piece of land and shall so far as practicable make good and restore the surface thereof"

  
  
NOTE: The land coloured brown and brown hatched black referred to are edged yellow and hatched brown respectively on the filed plan. The land

## C: Charges Register continued

coloured green referred to in hatched blue on the filed plan.

- 7 (30.06.1999) The Lease dated 1 June 1999 referred to above contains the following covenants by the Lessor:-

"THE LANDLORD HEREBY COVENANTS with the Company as follows:

(a) That the Company paying the rent hereby reserved and performing and observing the several covenants and conditions herein contained and on its part to be performed and observed shall and may peaceably and quietly hold and enjoy the Demised Land together with the rights hereby granted during the said term without any interruption or disturbance from or by the Landlord its successors in title or any person or persons claiming by through or in trust for it;

(b) Not at any time during the said term to erect or construct any building wall fence or structure or plant any tree or shrub on or over or in the land coloured green and brown hatched black on the Plan; and

(c) Not at any time during the said term to do or suffer to be done anything whereby the cover of soil over or the support of the Cables shall be altered or which may interfere with or prevent the free access to the Cables by the Company or render access to them more difficult or expensive or which may cause them damage."

- 8 (23.12.2011) The land edged and numbered 5 in blue on the title plan is subject to the easements granted by a Lease dated 22 November 2011 of Unit F, Centurion Industrial Park for a term of 5 years from 22 November 2011 to 31 December 2016.

*NOTE: Copy filed.*

- 9 (10.01.2012) The land is subject to the easements granted by a lease dated 25 November 2011 of Unit A Centurion Industrial Park for a term of 3 years from 25 November 2011 to 24 November 2014.

*NOTE: Copy filed.*

- 10 (23.03.2012) UNILATERAL NOTICE in respect of rights granted by a lease dated 13 March 2012 in favour of The Secretary of State for Transport for a term of 3 years from 1 December 2011.

*NOTE: Copy filed.*

- 11 (23.03.2012) BENEFICIARY: The Secretary of State for Transport care of VOSA of Berkeley House, Croydon Street, Bristol BS5 0DA.

- 12 (04.04.2012) The land is subject to the easements granted by a lease dated 13 March 2012 of Unit R Centurion Industrial Park for a term of 3 years from 1 December 2011 to 30 November 2014.

*NOTE: Copy filed.*

- 13 (23.12.2016) The parts of the land affected thereby are subject to the rights granted by a Lease of a communications site dated 13 October 2016 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under HP801634 .*

- 14 (10.01.2017) The land is subject to the easements granted by a lease of Unit R dated 6 December 2016 made between (1) Staffordshire County Council and (2) The Secretary of State for Transport for a term of 3 years from 8 April 2016.

*NOTE: Copy filed.*

- 15 (10.01.2017) UNILATERAL NOTICE affecting Unit R Centurion Industrial Estate in respect of a Lease dated 6 December 2016 made between (1) Staffordshire County Council and (2) The Secretary of State for Transport for a term of 3 years from 8 April 2016.

*NOTE: Copy filed.*

- 16 (10.01.2017) BENEFICIARY: The Secretary of State for Transport of The Axis Building, 112 Upper Parliament Street, Nottingham, NG1 6LP.

## Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 3 October 1910 referred to in the Charges Register:-

"the Purchaser for himself his heirs and assigns hereby covenants with the Corporation and also with the said George Henry Dorrell or other the Liquidator for the time being of the Corporation and also by way of separate covenant with the said George Henry Dorrell as such Receiver as aforesaid or other the Receiver for the time being appointed by the holders of the said debentures that he the Purchaser his heirs and assigns will at all times hereafter observe perform and comply with all the covenants stipulations reservations and conditions contained in the First Schedule hereto so far as the same relate respectively to the premises first and secondly hereby conveyed and so far as the same are to be performed by the Covenantor

THE FIRST SCHEDULE above referred to

Stipulations etc

1. Building Line - No building shall be erected on any part of the said Plots numbered 76a and 76b between the building line and the frontage to the Road as shown on the Plan drawn hereon Fences not in any case exceeding six feet in height may be erected within such space

2. Fences - The Purchaser shall within three calendar months from the date of purchase erect and for ever after maintain in thorough repair good and sufficient boundary fences next the road and on the sides of the said plot of land No. 76b hereby conveyed marked T within the boundary line on the said Plan and of such a height and of such a kind as the Corporation and the said George Henry Dorrell or other such Liquidator and Receiver as aforesaid for the time being (all hereinafter referred to as the Vendors) shall in writing approve

3. Trades etc. Prohibited - The said pieces of land Numbers 76A and 76B hereby conveyed shall not nor shall any building to be erected thereon be used as a tavern hotel beerhouse or shop for the sale of intoxicating liquors. The said piece of land Nod. 76b hereby conveyed shall not nor shall any building to be erected thereon be used for any noisy noxious or offensive trade business manufacture or purpose whatsoever Nothing shall be done upon the said pieces of land Numbers 76A and 76B hereby conveyed or in any building thereon which may be or become a nuisance or annoyance to the Vendors or their tenants or the owners lessees or occupiers of any other part of the Bitterne Manor Estate. No board nor any other erection or thing shall be erected set up converted or used in or upon the said plots numbered 76A and 76B for the display of any advertisement except advertisements for the sale or letting of such plots and except such advertisements as may relate to the trade or business actually carried on on such plots.

4. The Purchaser shall upon demand in writing from time to time pay to the Vendors a fair and just proportion of the expense of repairing and maintaining the said Road called South View and of keeping such works in repair until the same shall be handed over to the Local Authority. Such proportion shall be assessed by the Surveyors for the time being of the Vendors whose assessment shall be final and binding on all parties".

NOTE: The building line referred to does not affect the land in this title. The pieces of land numbered 76A and 76B referred to are tinted pink and tinted yellow respectively on the filed plan. South View Road is now known as Hawkeswood Road. The T marks affect the north-eastern boundary.

## Schedule of notices of leases

1	03.03.1987	Unit B, Centurion	28.01.1987	HP318919
	7	Industrial Park, Bitterne	25 years from	
		Road, Southampton.	1 January 1987	

NOTE: The parking spaces subject for exclusive user are shown edged and numbered 8, 9 and 10 in blue on the title plan.

2	28.11.1990	Unit 5, Centurion	02.11.1990	HP417047
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## Schedule of notices of leases continued

	13	Industrial Estate	25 years from 2.11.1990	
3	24.05.1993 15	Unit L, Centurion Industrial Park	16.04.1993 25 years from 16.4.1993	HP462361
4	20.07.2005 18	Unit K, Centurion Industrial Park	20.05.2005 10 years from 20.5.2005	HP660007
5	06.12.2005 14	Unit H Centurion Industrial Park	25.10.2005 10 years from 28.4.2005	HP665682
6	12.04.2012 3	Unit J, Centurion Industrial Park	16.01.2012 5 years from 17 January 2012	
7	08.01.2013 11	Unit G, Centurion Industrial Park	20.12.2012 10 years from 20/12/2012	HP756991
8	18.01.2013 4	Unit E, Centurion Industrial Park	11.12.2012 10 years from 11.12.2012	HP757440
9	23.12.2016	Communications Site	13.10.2016 10 years from and including 13/10/016 to and including 12/10/2026	HP801634

End of register

## Report Details

Report Number	6869548
Issue Date	12/07/2017
Client Ref	TBolt
Address	Thunderbolts, Unit F, Bitterne Road West, Southampton, Hampshire, SO18 1UB

**The above address 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 Archives.**

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 a comprehensive academic study of historical boundaries relating to parishes and documentation pertaining to potential chancel repair liability held at The National Archives.

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.

**ChancelSure**<sup>®</sup> provides market leading indemnity insurance for chancel repair liability. Part of the **ConveySure**<sup>®</sup> suite of insurance products, **ChancelSure**<sup>®</sup> is available online via our website at [www.clsi.co.uk](http://www.clsi.co.uk).

**ChancelSure**<sup>®</sup> (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 complaint 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.clsi.co.uk](http://www.clsi.co.uk).

**ChancelCheck**<sup>®</sup> 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**<sup>®</sup> provided on the property.

## Terms and Conditions

This Report is prepared by CLS Property Insight Limited ('CLS') and is subject to the following Terms and Conditions:

Business Clients Visit: <https://www.clsi.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>

## ChancelCheck® Guidance Note

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### Chancel Repair Liability Background

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Chancel repair liability is a medieval anomaly whereby the Church of England and Wales was granted powers to charge those owning "rectorial land" for the upkeep of the chancel of some Parish Churches.

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

Chancel repair liability can still be attached to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable.

The Church continues to actively register their interest, to protect their right to charge for chancel repair liability in perpetuity.

### ChancelCheck® Identifies the Problem

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**ChancelCheck®** is an online, low cost (£20 + VAT) screening report designed to inform the Homebuyer of any potential chancel repair liability. It is in accordance with the Conveyancing and CML Handbooks.

**Certificate** If the area of land selected falls within a parish that does not have the ability to claim for chancel repair liability, the search will be returned as a Certificate.

**Report** If the area of land selected falls within a parish that has the ability to claim for chancel repair liability, a potential liability will be returned and the search will come back as a Report. **Where an issue has been identified, ChancelSure® is available to cover the potential risk.**

*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.*

### ChancelSure® Offers a Solution

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**ChancelSure®** is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. **ChancelSure®** offers a cost effective solution, protecting the owner/occupier, mortgagee, lessees and successors if required. **ChancelSure®** policies have been specifically designed to work in conjunction with **ChancelCheck®** and are fully compliant with both lender and Law Society requirements.

**ChancelSure®** insurance is part of the **ConveySure®** suite of legal indemnity insurance products, which are available from CLS and other authorised resellers.

**ChancelSure®** premiums start at £40.00 including IPT, a schedule of online premiums is provided overleaf.

**Insurer Details** The highest and most consistently-rated security, AA-, available through AmTrust International Underwriters Designated Activity Company (DAC).

**Expert Underwriters** The policies are underwritten by AmTrust International Underwriters Designated Activity Company (DAC) 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. **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** Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title. Email [express@clsrs.co.uk](mailto:express@clsrs.co.uk) for any enquiries.

**Samples** To download a sample policy, please visit [www.cls.co.uk](http://www.cls.co.uk).



## ChancelSure® Insurance Policy Premiums

ChancelSure® is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. CLS Risk Solutions Limited underwrites ChancelSure® policies on behalf of AmTrust International Underwriters Designated Activity Company (DAC) and therefore offers the highest and most consistently-rated security available in the UK Title Indemnity market (AA- rated since 2005/6 per Standard & Poor's).

The figures quoted below are our standard one-off policy premiums (including IPT) which will apply to most properties. However, as chancel repair liability is a fluctuating risk, these figures may alter for some properties. In addition, we periodically review our underwriting data and may carry out further assessment before confirming the availability of cover. For a draft policy, please visit our website [www.clsl.co.uk](http://www.clsl.co.uk) or contact our Underwriting Team at [express@clsrs.co.uk](mailto:express@clsrs.co.uk).

ChancelSure® offers diminution in value and a 200% escalator clause as standard, with 25 year, 35 year and in perpetuity terms available. For lender compliant insurance policies (no cover notes with invoices payable by BACS or cheque within 14 days) log onto [www.clsl.co.uk](http://www.clsl.co.uk).

### Residential Property (25 Years)

Limit of Indemnity	Residential Non Successor < 5 acres	Residential Successor < 5 acres	Residential Non Successor 5 – 10 acres	Residential Successor 5 – 10 acres
£100,000	£40.00	£65.00	£50.00	£90.00
£250,000	£54.00	£95.00	£75.00	£125.00
£500,000	£75.00	£125.00	£110.00	£150.00
£1,000,000	£94.00	£140.00	£130.00	£165.00
£1,500,000	£130.00	£175.00	£150.00	£195.00
£2,000,000	£150.00	£190.00	£175.00	£215.00
£2,500,000	£175.00	£210.00	£225.00	£275.00
£3,000,000	£210.00	£250.00	£275.00	£325.00

### Residential Property (35 Years)

Limit of Indemnity	Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£100,000	£80.00	£105.00
£250,000	£120.00	£145.00
£500,000	£145.00	£165.00
£1,000,000	£160.00	£185.00
£1,500,000	£185.00	£210.00
£2,000,000	£210.00	£240.00
£2,500,000	£225.00	£300.00
£3,000,000	£325.00	£423.00

### Residential Property (In Perpetuity)

Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£90.00	£125.00
£140.00	£165.00
£165.00	£180.00
£180.00	£215.00
£215.00	£240.00
£240.00	£300.00
£265.00	£350.00
£363.00	£472.00

### Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk).

## ChancelSure<sup>®</sup> Insurance Policy Premiums

### Commercial Property (25 Years)

Limit of Indemnity	Commercial Non Successor < 3 acres	Commercial Non Successor 3 - 5 acres	Commercial Non Successor 5 - 10 acres
£250,000	£130.00	£200.00	£250.00
£500,000	£220.00	£400.00	£550.00
£750,000	£450.00	£600.00	£750.00
£1,000,000	£500.00	£800.00	£900.00
£1,500,000	£700.00	£1,000.00	£1,300.00
£2,000,000	£1,250.00	£1,350.00	£1,500.00
£2,500,000	£1,400.00	£1,550.00	£1,700.00
£3,000,000	£1,600.00	£1,750.00	£1,900.00

### Commercial Property (25 Years)

Limit of Indemnity	Commercial Successor < 3 acres	Commercial Successor 3 - 5 acres	Commercial Successor 5 – 10 acres
£250,000	£200.00	£300.00	£375.00
£500,000	£320.00	£600.00	£700.00
£750,000	£625.00	£850.00	£950.00
£1,000,000	£680.00	£1,100.00	£1,150.00
£1,500,000	£950.00	£1,250.00	£1,500.00
£2,000,000	£1,500.00	£1,750.00	£2,000.00
£2,500,000	£1,750.00	£2,000.00	£2,200.00
£3,000,000	£1,900.00	£2,150.00	£2,350.00

### Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk).

## PCCB Guidance Note

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by CLS Property Insight Limited (CLS); Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU (Call: 01732 897530, Email: [info@clspropertyinsight.co.uk](mailto:info@clspropertyinsight.co.uk))

CLS Property Insight Limited 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.

#### Core Principles

Search providers which subscribe to the Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards
- 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.**

#### TPO's Contact Details:

The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Website: [www.tpos.co.uk](http://www.tpos.co.uk)).

**You can also get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)**

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

## CLS Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:  
CLS Property Insight Limited, Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent,  
ME19 4YU (Call: 01732 897530, Email: [complaints@clspropertyinsight.co.uk](mailto:complaints@clspropertyinsight.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:

- If your complaint is in relation to our search products you may refer your complaint to:  
The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Website: [www.tpos.co.uk](http://www.tpos.co.uk)).
- If your complaint is in relation to our insurance products you may refer your complaint to:  
Financial Ombudsman Service; Exchange Tower, Harbour Exchange Square, London, E14 9SR. (Call: 020 7964 1000, Fax: 020 7964 1001, Email: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk)).
- 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](http://www.search-code.co.uk)