

LAND REGISTRATION ACT 2002

DISCLOSABLE INTERESTS QUESTIONNAIRE

When the sale of your property has been completed the new purchasers will have to register the change of ownership at HM Land Registry. The Land Registration Act 2002 (which came into force on the 13th October 2003) makes a number of fundamental changes to the law relating to registered land and the process of registering land transfer, leases etc.

Under the new law we must disclose to the Land Registry certain unregistered rights or interests ("disclosable rights") that affect the property being acquired and of which you are aware. These must be listed in one of the application forms which are submitted on the purchaser's behalf to the Land Registry. The Land Registry may note these as disclosable rights against the title

We request that you tell us about any disclosable right of which you are aware of. Obviously you do not need to tell us about disclosable rights which are apparent on the title or which are disclosed in the Sellers Property Information Forms.

We also request that you tell us about any disclosable rights of which you may become aware of between now and the completion of the sale of the property

Disclosable rights are:

Rights and interest frequently encountered:-

- Leases affecting the property
- Rights claimed by any person or persons in actual occupation of the property
- Rights of way across the property (other than public rights of way)
- Rights to use pipes wires or cables crossing the property whether on the surface below it or overhead
- Right of light
- Rights of support from adjoining properties

Rights and interests rarely encountered (but to be disclosed)

- Rights of other person to take things (eg timber hay or fish) from the land
- Customary rights (eg rights deriving from local traditions)
- Rights of other persons to mines or minerals under the land
- Franchises (eg the right to hold a fair)
- Manorial rights
- A right to rent reserved to the Crown on the granting of a freehold estate
- Certain rights relating to embankments or sea or river walls
- Rights to payments in lieu of tithe (usually called corn rents)
- Chancel repair liability

Please sign one of the statements below:-

I / We am/are not aware of any of the above disclosable interests

Signed.....

Signed.....

Dated

I / We am/are aware of the following disclosable interests

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Signed.....

Signed.....

Dated.....