

OVERRIDING INTERESTS QUESTIONNAIRE

Property:

Our Ref:

The Land Registration Act took effect on 13th October 2003. It places a strict obligation on your Buyer to notify the Registry when registering his/her purchase of all "Overriding Interests" which affect the property. Overriding Interests are rights or liabilities in favour of third parties which burden (as opposed to benefit) the property and you as owners but which are not spelt out on the face of your property title documentation. Accordingly it is necessary to disclose all overriding interests of which you are aware or suspect may exist.

Please consider the list below and give details at the bottom of the page of any rights or liability that may affect your property. Most (if not all) will not apply.

1. Private Rights of Way
2. Rights of fishing or shooting.
3. Drainage rights.
4. Liability to pay Crown Rents.
5. Public rights (e.g. public paths crossing your property)
6. Special rights of support (e.g. retaining wall on your land supporting adjoining land)
7. Water courses (Streams / ditches etc running through your land)
8. Liability in respect of embankments, sea and river walls
9. Rights of common
10. Liability to pay corn rent
11. Customary rights (e.g. rights to pasture and graze animals on your land)
12. Any other rights or liabilities affecting the Property of which you are aware
13. Rights to coal or other minerals
14. Rights of persons in occupation
15. Rights to timber or crops
16. Leases or Tenancy Agreements
17. Squatters rights affecting the Property
18. Liability to repair the chancel of any Church
19. Manorial Rights (e.g. Lords rights of sporting, mines / minerals, holding fairs / markets, etc)
20. Rights of water (e.g. right of someone else to take water from a well or stream on your land)
21. Franchises

If none of the above are applicable please sign here:

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Date:

If any of the above ARE applicable please enter details below :