

# Chancel Report



## No Liability Certificate

1. The statement of certification means that:
  - a) No record of potential liability is held by The National Archives for the property searched against in the subject parish; or
  - b) the property is within a parish with evidence of risk, but that property is situated within a tithe district for which the records described above disclose no risk; or
  - c) the record held by The National Archives specifies that the total liability is held by the Church Commissioners, cathedrals and/or educational establishments. When purchasing land from any of these parties you should enquire with them directly regarding this liability.
2. The data used to identify potential risk are derived from an academic study of historical parish boundaries, and the relevant documentation pertaining to potential chancel repair liability held at The National Archives.
3. PinPoint Chancel Ltd searches against the identified address point of the subject building and not the delineated boundary of the property, to establish the location in respect of the relevant historical boundary.
4. PinPoint Information Products Limited will not be liable for any inaccuracy in the plan and/or address provided by you.
5. This service is only available for properties in England and Wales.

### PinPoint Certification



We certify that the property relating to this Certificate, is not 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, data held by The National Archives and other sources.

#### Address:

Bryn Tirion  
North Road  
LLANYMYNECH  
SY22 6EZ

#### Your reference:

PP01037999

#### Client reference:

33393368

#### Date of order:

23 January 2025

### Report Terms and Conditions

This Certificate is prepared by PinPoint Information Products Limited and is subject to the Terms and Conditions available at [www.pinpointinformation.co.uk/terms-v2](http://www.pinpointinformation.co.uk/terms-v2)

The Certification is supported by Indemnity Insurance offering cover up to £3m where an incorrect and/or incomplete record adversely affects the result of the report provided on the property.

The report is also supported by £10m Professional Indemnity Insurance. Details available on request.

If you require any assistance please contact our team:

t: 0844 822 3960

e: [info@pinpointinformation.co.uk](mailto:info@pinpointinformation.co.uk)  
[www.pinpointinformation.co.uk](http://www.pinpointinformation.co.uk)



PinPoint Chancel Ltd  
Riverbank House, 1 Putney Bridge  
Approach, London SW6 3JD

## Certificate Coverage: Key Points

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### What the certificate covers

- You, and Your successors in title, from the date of the report.
- Where records held by the National Archives are incomplete and/or incorrect, we are covered for:
  1. All sums the property owner is liable to pay in accordance with an order, injunction, or judgment from a court of law in respect of a chancel repair liability, or with our insurer's prior written agreement.
  2. Legal defence costs, out-of-court settlement costs and any other costs incurred with our insurer's prior written agreement.
  3. The cost of rectifying the covered risk, which may include the issue of a policy to the owner of the Property covering any owner of the Property now and in the future for the Insured Losses set out above, and any bank, building society or other lending institution now and in the future holding a mortgage or charge on the Property for any shortfall in the repayment of its mortgage advance secured by the Property, together with interest and costs, insurance premiums, legal and estate agency fees, ground rent and service charges (if applicable), following the exercise of its power of sale of the Property as mortgagee in possession. Any such policy would be in accordance with the standard policy terms and conditions in general use by our insurer at the time.

### What the certificate does not cover

- Where the result of the Chancel Report was correct at the date the search was produced.
- Where the property is not located in England and Wales.
- Losses arising from:
  1. Damage to a church which is insured under a material damage buildings insurance policy.
  2. A chancel repair liability (including any caution) which was already registered against the Property, or in respect of which a notice of intended registration had already been lodged at the Land Registry on or before the date of order.
  3. A chancel repair liability of which the owner of the Property was aware on or before the date of order.
  4. The loss of a transaction for the sale or for the purchase of the Property.
  5. The use of the Property for any purpose other than the use stated on the date of order.
  6. A wrongful or negligent interpretation and/or reporting of data by PinPoint. In which case, please refer to PinPoint's Professional Indemnity cover.

This report has been published by PinPoint Information Products Limited and both the report and the Certification are supplied subject to our Terms of Business, which can be found at [www.pinpointinformation.co.uk/terms-v2](http://www.pinpointinformation.co.uk/terms-v2)

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### How to claim under the PinPoint Certificate

If you wish to claim, you should, in the first instance write to us at:

PinPoint Chancel Ltd, Riverbank House, 1 Putney Bridge Approach, London SW6 3JD

Tel: 0844 822 3960

Email: [info@PinPointinformation.co.uk](mailto:info@PinPointinformation.co.uk)

Please quote the details of the report (surname and initial, reference number and property address)

Should PinPoint no longer be trading, please contact:

Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting the details set out above,

Tel: 0800 158 2236

Aviva insurance documentation, supporting the PinPoint Certificate can be provided on request.