




Title Insight Report

Items identified from the title deeds of 41 Ffordd Cadfan, CF31 2DP

Note: This summary is indicative only. None of the entries below should stop the sale completing, but based on previous conveyancing data, they can sometimes cause delays. Similarly there may be other matters revealed by the conveyancing process which are not included below. You should seek legal advice before legally committing to the purchase.

Title Deed Indicator	Result	Note
Property address	41 Ffordd Cadfan, Bridgend, CF31 2DP	Please check that the address listed on the Title matches the property address which is 41 Ffordd Cadfan, CF31 2DP
Legal Proprietors	Jane Cridland	✔ When there are 2 or more legal owners, it can indicate that the transaction may be more complex.
Price	The price stated to have been paid on 30 July 2018 was £135,000.	N/A
Length of ownership	73 months	✔ The property has been owned for more than 6 months. When this is less than 6 months, additional enquiries may be required.
Class of Title	Absolute Freehold	✔ The property Title is registered as Absolute Freehold which is the most straightforward Class of Title.
Tenure	Freehold	✔ N/A
Notice	No Entry	✔ A notice entry can flag the rights of others over the property, which would need to be resolved before completion.
Restriction	No indicator found - please check Title Register	⚠ A restriction entry means that others will have an interest in the land, which would need to be resolved before completion.
Bankruptcy	No indicator found - please check Title Register	⚠ Good news, the Title shows no Bankruptcy Indicator.
Cautions	No Entry	✔ A caution entry means there is a note against the property, which will need to be resolved before completion.
Home Rights	No Entry	✔ Good news, the Title shows no Home Rights Indicator. This refers to those not listed as legal owners but who may have certain rights to live in the property.
Rent charges	No Entry	✔ A rent charge is an annual sum paid by a Freehold owner to a third party.
Discount charges	No Entry	✔ A discount charge may indicate that someone else has the right of first refusal to buy the property at a discount e.g the Council or a Housing Association, or that the property must be sold at a discount.

Title Deed Indicator	Result	Note
Death of Proprietor	No Entry	 No entry on the Title that indicates that one or more owners have passed away at the property. This would usually require more paperwork.
Covenants	No indicator found - please check Title Register	 Good news, no Covenants indicator on the Title.
Right of Pre-emption	No Entry	 No Right of Pre-emption is registered with the Land Registry.