

Chancel Check (Commercial) (8.09 - 20.23 ha)



Search Details

Prepared for: Hanratty & Co

Matter: 15959

Client address: The Eagles, 31 Short Bridge Street, Newtown, SY16 2LN

Property:

Bryn Heulwen, Bryn Heulwen Land And Ty Mawr Wood, Bettws Cedewain, Newtown, SY16 3DX

Local Authority:

PinPoint Information

Date Returned:
10/04/2026

Property type:
Commercial

This search was compiled by the Local Authority above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Local Authority, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.




InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

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 delineated boundary plan provided by the client 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 Heulwen
 Bryn Heulwen Land
 And Ty Mawr Wood
 Bettws Cedewain
 Newtown
 SY16 3DX

Your reference:
 PP01479013

Client reference:
 ITK0000113851522

Date of order:
 10 April 2026

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

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
www.pinpointinformation.co.uk



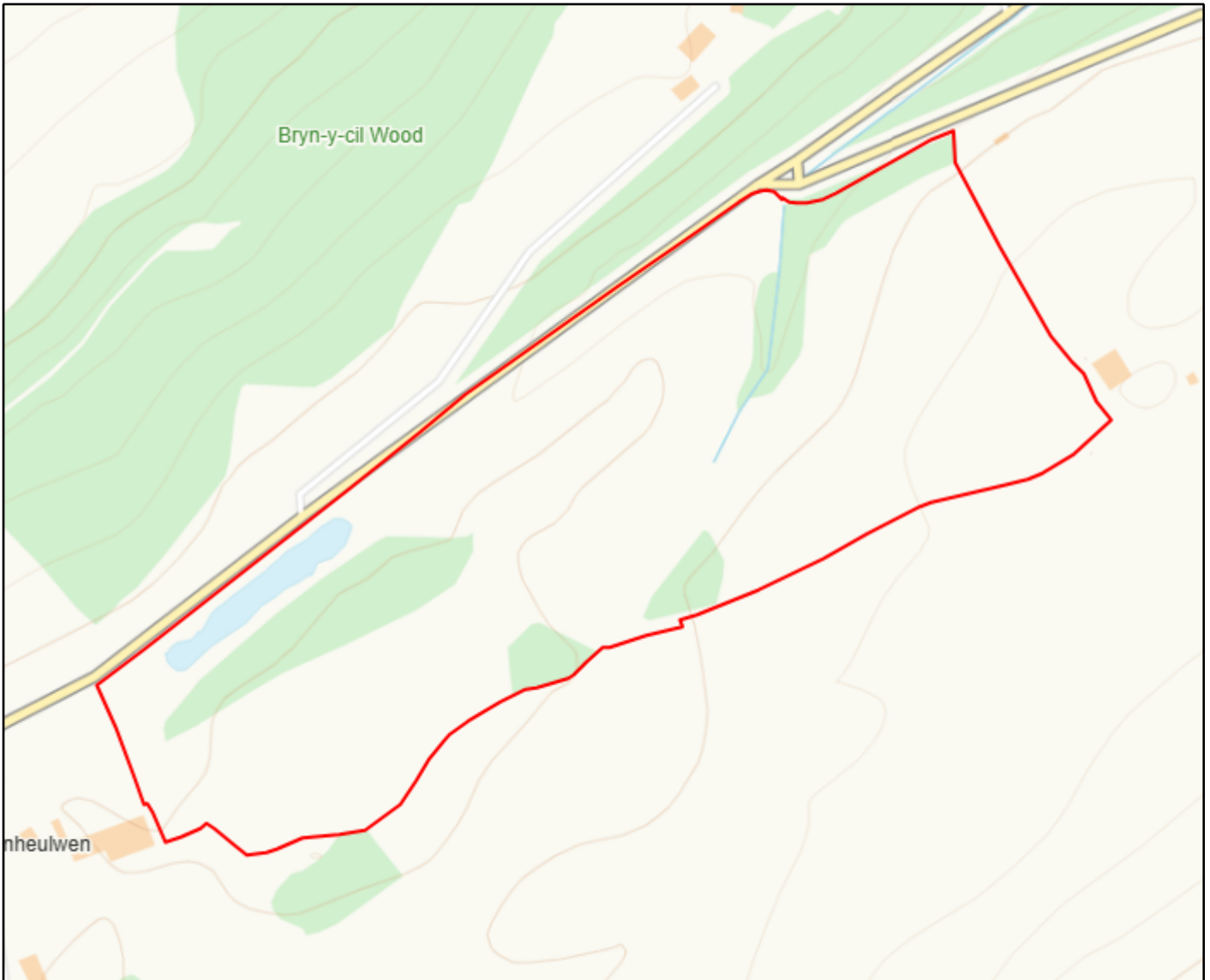
PinPoint Chancel Ltd
 Riverbank House, 1 Putney Bridge
 Approach, London SW6 3JD

Search Address:

National Grid centroid of property:

Bryn Heulwen
Bryn Heulwen Land And Ty Mawr
Wood
Bettws Cedewain
Newtown
SY16 3DX

314305.8, 297347.4



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— Property/Site boundary

Certificate Coverage: Key Points

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

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

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.