

## OVERRIDING INTERESTS QUESTIONNAIRE

The Land Registration Act took effect on 13<sup>th</sup> October 2003. It places a strict obligation on your Buyer to notify the Registry after completion 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 to your Buyer all overriding interests of which you are aware or suspect may exist. Failure to disclose such an interest can result in an action for damages against you.

Please consider the list below and tick the box opposite any right or liability that may affect your property. Most (if not all) will not apply. If any do apply please give details below in the box provided.

- |   |                          |   |                          |
|---|--------------------------|---|--------------------------|
| 1. Private Rights of Way  | <input type="checkbox"/> | 12. Any other rights or liabilities affecting the Property of which you are aware                           | <input type="checkbox"/> |
| 2. Rights of fishing or shooting.   | <input type="checkbox"/> | 13. Rights to coal or other minerals  | <input type="checkbox"/> |
| 3. Drainage rights.   | <input type="checkbox"/> | 14. Rights of persons in occupation   | <input type="checkbox"/> |
| 4. Liability to pay Crown Rents.  | <input type="checkbox"/> | 15. Rights to timber or crops   | <input type="checkbox"/> |
| 5. Public rights (e.g. public paths crossing your property)                               | <input type="checkbox"/> | 16. Leases or Tenancy Agreements  | <input type="checkbox"/> |
| 6. Special rights of support (e.g. retaining wall on your land supporting adjoining land) | <input type="checkbox"/> | 17. Squatters rights affecting the Property   | <input type="checkbox"/> |
| 7. Water courses (Streams / ditches etc running through your land)                        | <input type="checkbox"/> | 18. Liability to repair the chancel of any Church   | <input type="checkbox"/> |
| 8. Liability in respect of embankments, sea and river walls                               | <input type="checkbox"/> | 19. Manorial Rights (e.g. the Lords rights of sporting, mines and minerals, holding fairs and markets, etc) | <input type="checkbox"/> |
| 9. Rights of common   | <input type="checkbox"/> | 20. Rights of water (e.g. right of someone else to take water from a well or stream on your land)           | <input type="checkbox"/> |
| 10. Liability to pay corn rent  | <input type="checkbox"/> | 21. Franchises  | <input type="checkbox"/> |
| 11. Customary rights (e.g. rights to pasture and graze animals on your land)              | <input type="checkbox"/> | <b>If none of the above are applicable please tick this box</b>   | <input type="checkbox"/> |

Details in respect of any Interests ticked