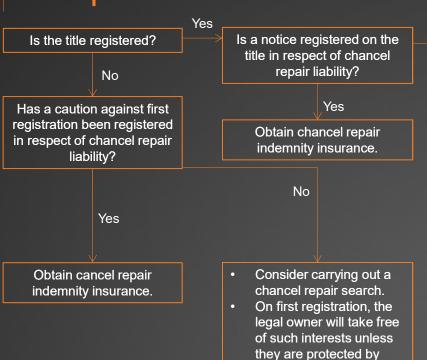


## CRL post October 2013 – Practical Lawyer Guide Article:

Yes



notice at the time of first

registration.

Has the property already been disposed of for valuable consideration on or after 13/10/13?

No

Is you transaction a disposition of the registered estate for valuable consideration?

Yes

No

- Provided that registration has been completed then no further action is required.
- A person who acquires the registered estate for valuable consideration on/after 13/10/13 will take free from potential chancel repair liability unless prior notice of chancel repair liability has been registered.

Consider the circumstances

- Raise enquires of the seller as they may have received a notice from their local PCC and/or should be notified by the Land Registry if any application for registration of a notice is made/may have a previous CR search result which they can disclose.
- Are you obtaining third party funding? If so, check whether this remains a standard requirement of the funder.
- Are you resting on contract for an extended period or will the transaction progress quickly? The risk is that the PCC could slip in between exchange and completion and register a notice in priority to the completion of the registration of your transaction.

Examples Include:

- A transfer for no/nominal consideration.
- · Financing or refinancing.
- Share sale.
- A title investigation/due diligence exercise for an existing owner.

Make enquires of the registered proprietor and carry out a chancel repair search in the usual way.

SearchCode<sup>17</sup>





T: +44 (0)1509 812953 F: +44 (0)1509 812814

E: enquiries@quantuslegal.co.uk

W: www.quantuslegal.co.uk