

Disclosable overriding interests

Name of client: Mr & Mrs E. Muckles

Address of Property: 8 Manston Close, Moorside, Sunderland, SR3 2RR

Under the Land Registration Act 2002, you must disclose certain unregistered rights or interests that affect your property and which you are aware. These must be listed in the application form that our buyer will be submitting to the Land Registry following completion of the sale.

Please tell us by completing the form attached and returning it to us if any of the following unregistered rights affect your property. You also need to tell us about any unregistered rights of which you become aware between now and the date when the application to the Land Registry is made shortly after the completion of the sale.

Failure to disclose any unregistered rights of which you are aware could lead to a claim against you by any person who is adversely affected as a result.

THE UNREGISTERED RIGHTS THAT NEED TO BE DISCLOSED ARE :

1. Leases affecting the property.
2. Rights claimed by any people in actual occupation of the property (other than the registered owners).
3. Rights of way across the property (other than public rights of way).
4. Pipes, wires or cables crossing the property, whether on the surface, below it or at a high level.
5. Rights of light.
6. Rights of support from adjoining properties.

THERE ARE OTHER RIGHTS AND INTERESTS THAT ARE VERY RARELY ENCOUNTERED (BUT STILL NEED TO BE DISCLOSED)

- (a) Other people's rights to take things from the property (such as timber, hay or fish)
- (b) Customary rights (rights deriving from local traditions)
- (c) Other people's rights to mines and minerals under the property
- (d) Franchises (such as the right to hold a fair)
- (e) Manorial rights
- (f) A right to rent which was reserved to the Crown on the granting of a freehold estate
- (g) Any rights relating to embankments or sea or river walls
- (h) Any rights to payments in lieu of the tithe (usually called corn rents)
- (i) Chancel repair liability

If you are uncertain as to whether any unregistered rights exist or need to be disclosed, please speak to us before completing and returning the questionnaire attached.

NAME OF CLIENT : Mr & Mrs E. Muckles

PROPERTY : 8 Manston Close, Moorside, Sunderland, SR3 2RR

I/WE ARE NOT AWARE OF ANY DISCLOSABLE OVERRIDING INTERESTS AFFECTING THE PROPERTY

I/WE ARE AWARE OF THE FOLLOWING DISCLOSABLE OVERRIDING INTERESTS AFFECTING THE PROPERTY :-

If there is not enough space please continue over the page

SIGNED BY ALL REGISTERED OWNERS

Jmuckles

E. Muckles

DATE

30/12/19