

SELLERS

## OVERRIDING INTEREST QUESTIONNAIRE

*Under the Land Registration Act 2002, it is very important that details of overriding interests are clearly disclosed to your Buyer's Solicitors as they will be obliged to notify these to the Land Registry when they apply to have the Buyer's title registered. Indeed, failure to disclose overriding interests to your Buyer may well amount to misrepresentation that could result in our Buyer being able to make a claim against you.*

Some of the under mentioned rights may well be already mentioned on your title but even if they are, please mention them again below.

The Rights which need to be disclosed are:-

### **RIGHTS AND INTERESTS THAT ARE FREQUENTLY ENCOUNTERED**

- Leases or Tenancies affecting the property
- Rights claimed by any people in actual occupation of the property
- Rights of way across the property (other than public rights of way)
- Pipes, wires or cables crossing the property, whether on the surface, below it or at high level
- Rights of light to windows overlooking adjoining land
- Rights of support from adjoining properties

### **RIGHTS AND INTERESTS THAT ARE VERY RARELY ENCOUNTERED**

{But still need to be disclosed}

- Other people's rights to take things from the land (such as timber, hay or fish) including fishing and shooting rights
- Customary rights (rights deriving from local traditions)
- Other people's rights to mines and minerals under the land
- Franchises (such as the right to hold a fair)
- Manorial rights
- A right to rent which was reserved by the Crown on the granting of a freehold estate
- Any rights relating to embankments or sea or river walls
- Any rights to payments in lieu of tithe (usually called corn rents)

**Please complete and return to us the form below to enable us to complete the necessary Land Registry application form. 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 form.**

SELLERS

Name of Applicant:

Property:

I am not aware of any of the above rights or interests affecting the property

OR

I am aware of the following rights or interests affecting the property.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_