

Understanding your HIP

- There will be an **Index** – this is a list of the documents enclosed within the HIP or which have been ordered but not yet received.
- There will be a **sale statement**. This is not a replacement for the contract (which will be between you and your buyer when you have found one) but it will give very basic information about the sale – the name of the person or persons entitled to sell the property, whether the property is freehold or leasehold and if it is registered at the Land Registry. About 90% of properties are registered and in these cases the title deeds have been replaced by a computerised record. If the property is still unregistered, usually because it has not been bought and sold for some time, the HIP will contain copies of the deeds presented in an **Epitome of Title**.
- If your property is registered at the Land Registry there will be an **Official Copy** of your title. This will be in four parts and is shown below:

OFFICIAL COPY OF REGISTER ENTRIES

Title Number : TY323524

This official copy shows the entries subsisting on the register on 07 December 2006 at 17:24:09.
This date must be quoted as the 'search from date' in any official search application based on this copy.
Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
Issued on 07 December 2006.
This title is dealt with by Land Registry, Durham (Southfield) Office.

Land Registry

Title Number : TY323524

Edition Date : 01 March 2006

A: Property Register

This register describes the land and estate comprised in the title.

TYNE AND WEAR : NORTH TYNESIDE

- 1 (12.09.1996) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Shearwater Avenue, Longbenton, (NE12 8PH).
- 2 (12.09.1996) The Conveyance dated 27 August 1996 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (12.09.1996) The Conveyance dated 27 August 1996 referred to above contains a provision as to light or air.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

- 1 (29.07.2003) PROPRIETOR.
- 2 (29.07.2003) The price stated to have been paid on 30 May 2003 was £79,950.
- 3 (01.03.2006) RESTRICTION: No transfer or lease of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 February 2006 in favour of Northern Rock PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

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Title Number : TY323524

- 1 (12.09.1996) A Conveyance of the land in this title dated 27 August 1996 made between (1) The Council of the Borough of North Tyneside and (2) Roy Fenwick and Helen Frances Fenwick contains restrictive covenants.

-NOTE: Original filed.

- 2 (01.03.2006) REGISTERED CHARGE dated 28 February 2006.

- 3 (01.03.2006) Proprietor: ;

- 4 (01.03.2006) The proprietor of the Charge dated 28 February 2006 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

END OF REGISTER

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.



- **A. The Property Register** – this will be a description of the property you are selling and may be no more than the address and the postcode. It will specify whether the property is leasehold or freehold (leasehold can just as easily be a house as a flat). There may be brief details of any rights of way the property has.
- **B. The Proprietorship Register** – will give the full names of the current owners. These are usually, but not always, the people entitled to sell the property. It will also give the class of title. Absolute title is the best class but leasehold property may have a Good class which is still perfectly acceptable, but which may need a supplemental insurance policy. We have experience in arranging low cost insurance of this kind.
- **C. Charges Register** – this shows the number of mortgages or other financial charges registered against the property that will have to be discharged before the transfer of the property can be complete. All of this will be arranged as the conveyancing proceeds and is not a matter of concern. We will ensure that we have all the redemption figures necessary to repay any amount owing once you have found a buyer, and will discuss this with you during the course of the transaction.
- You may see a reference to other documents that affect your property e.g. An agreement (illustrated) or a transfer (illustrated) but copies of these documents will not be supplied as part of the HIP. The buyers lawyer will want to see these during the course of the conveyancing transaction and we will obtain them for you once a buyer has been found

(25.06.1991) An Agreement dated 1 March 1965 made between (1) The British Railways Board and (2) boundary walls.

-NOTE: Copy filed.

A Transfer of the land in this title dated 13 May 1991 made between (1) Derby City Council and (2) Steven Mark Swarbrook and Tracey Swarbrook contains restrictive covenants.

-NOTE: Copy in Certificate.

- **D. The filed plan.**(not illustrated) This is the official land registry plan of the land that you own. As the conveyancing proceeds we will send the plan both to the buyer's lawyers and also to you to check that it is correct and that it corresponds with the amount of land that you wish to sell.
- If your property is unregistered it means that the land registry do not hold centralised computer records and your right to sell the property is shown by an **Epitome of Title. (screen shot)**

EPITOME OF TITLE

2004

Relating to freehold/leasehold property known as

Date	Document Number	Document Details	Parties	Photocopy or Abstract	Is original document to be handed over
12.9.1963	1	H.M.Land Charges	search No. C 599221	Photocopy	Yes
17.9.1963	2	CONVEYANCE	Harry William Stock (1) George Christopher Furness (2)	"	Yes
17.9.1963	3	MORTGAGE	G.C. Furness (1) Rock Building Society (2) receipted	"	Yes
23.9.1963	4	H.M.Land Charges	search No. C 635414	"	Yes
12.1.1988	5	Copy PROBATE of the Will	of G.C. Furness deceased	"	No
23.2.1988	6	ASSENT	under hand of Doreen Joan Furness	"	Yes
7.5.2004	7	Copy PROBATE of the Will	of D.J. Furness deceased	"	No
	8	copy plan on	Conveyance of 1.2.1944		

EPITOME OF TITLE

P.T.O

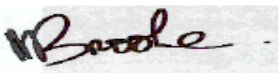
There will be two Searches

Two searches are provided in the HIP the local search and the drainage or water search. We would expect the buyer's lawyer to rely on these searches so long as they are current at the time your buyer completes the purchase. (The searches must be no more than 6 months old at this point) If your property took longer to sell than you anticipated, renewal of the searches would be a question between you and your buyer but we would advise you of your options and guide you through this process.

- **Local land Charges Search** (usually called the local search) illustrated.



ENQUIRIES OF LOCAL AUTHORITY

<p>Search prepared for:</p> <p>Search Choice Limited Delta 200 Delta Business Park Swindon SN6 7XP</p> <p>Tel: 0870 740 7833 Fax: 0870 741 0426</p>	<p>Search Number 268222</p> <p>Your Reference: 1158630_40_2653632_5</p>
<p>Property:</p>	<p>Optional Enquiries:</p> <ol style="list-style-type: none"> 4. Road proposals by private bodies <input checked="" type="checkbox"/> 5. Public path and byways 6. Advertisements 7. Completion notices 8. Parks and countryside 9. Pipe lines 10. Houses in multiple occupation 11. Noise abatement 12. Urban development areas 13. Enterprise zones 14. Inner urban improvement areas 15. Simplified planning zones 16. Land maintenance notices 17. Mineral consultation areas 18. Hazardous substance consents 19. Environmental and pollution notices 20. Food safety notices 21. Hedgerow notices
<p>Byways:</p>	
<p>Plan attached Yes</p> <p>Optional enquiries are to be answered Yes</p> <p>Additional enquiries are to be attached on a separate sheet No</p>	
<p>Search prepared by and any enquiries to:</p> <p>THE PROPERTY SEARCH GROUP 142 TRINITY STREET HUDDERSFIELD HD1 4DT</p> <p>Tel: 01484 311549 Fax: 01484 311539</p>	<p>On behalf of The Property Search Group</p> <p>Signed </p> <p>Date 25/01/2007</p>
<p>Information obtained at WARRINGTON BOROUGH COUNCIL and other sources. For further information contact The Property Search Group.</p>	

This search will relate only to the property being searched against (not to adjoining property). The search reveals important information such as planning decisions, compulsory purchase orders, financial information affecting the property, tree preservation orders, listed building notices, conservation areas. In addition

Information obtained from standard enquiries covers:

- Planning and Building regulations
- Roads
- Land for road works
- Road schemes
- Railway schemes
- Traffic schemes
- Infringement of building regulations
- Notices
- Orders
- Conservation areas
- Contaminated land
- Radon gas
-
- **Standard drainage and water Search will reveal: (illustrated)**
 - Location of public sewers within boundaries of the property
 - Whether foul and surface water from the property drain to the public sewer
 - Whether any sewers or proposed sewers are adopted
 - Location of public water mains and whether the property is connected
 - The basis of charging for sewerage and water supply to the property

Water & Drainage Search

Report prepared for : **Search Choice Ltd**

Report Address : **52 Avondale Road**

**16 Any Street
NOTOWN
Blankshire
ZZ1 1ZZ**

Your Reference : **P/1034662/FS6/WR/Bryan**

Report Reference : **CON00322916**

Date : **26/01/2007**



Conveyancing Searches

This Water & Drainage Search has been supplied to you by Conveyancing Searches
Beckett House, 14 Billing Road, Northampton, NN1 5AW
info@conveyancingsearches.com
Tel: 0800 050 1013
Fax: 0800 050 1014
www.conveyancingsearches.com



If the property is a leasehold house your hip will contain all of this information but will also have details of the freeholder of your property and the person or company to whom you pay ground rent.
If your property is a flat it will have a copy of the lease, details of the service charges and insurance