

## Land Registration Act 2002

### OVERRIDING INTERESTS DECLARATION

**Property:** Ashlea, Steensbridge, Herefordshire HR6 0RS

**Owner(s):** Miss D Morgan

Under the Land Registration Act 2002, you must disclose to the Land Registry certain unregistered rights or interest that affect your property ("Unregistered Rights") of which you are aware. These must be listed in the application form that will in due course be submitted to the Land Registry by your buyer. The Land Registry may or may not note these Unregistered Rights against the title to the property. Rights already shown on the Land Registry entries for the property need not be disclosed.

Please tell us of any of the following Unregistered Rights of which you are aware. You also need to tell us about any Unregistered Rights of which you become aware in the future until the date when the sale is completed.

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

#### **Unregistered Rights that need to be disclosed:**

1. Rights and interests that are frequently encountered:
  - Lease or tenancy agreement 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 enjoyed by adjoining properties.
  - Rights of support enjoyed by adjoining properties for example a retaining wall on your land supporting adjoining land.
2. Rights and interests that are rarely encountered (but still need to be disclosed):
  - Other people's rights to take things from the land (such as timber, hay or fish).
  - Customary rights (rights deriving from local traditions).
  - Other people's rights to mines and materials under the land.
  - Franchises (such as to the right to hold a fair).
  - Manorial rights.
  - A right to rent which was reserved to the Crown on the granting of a freehold estate.
  - Any rights relating to embankments or sea or river walls.
  - Any rights to payment in lieu of tithe (usually called corn rents).
  - Chancel repair liability.
  - Rights of common.

Please complete and return the form to us. The information will be disclosed to your buyer. If you are in any doubt about whether or not something needs to be disclosed, please tell us about it overleaf. Joint Owners should all sign the form.

I am/We are not aware of any of the above rights affecting the property.



**OR**

I **am**/We **are** aware of the following rights or interests affecting the property:

SIGNED.....*Doris Morgan*.....DATED.....*12/5/17*.....

SIGNED.....DATED.....