

Chancel Report



Potential Liability

PinPoint Chancel Ltd has searched its records of historical parishes, tithe boundaries, third party data, and data sourced from The National Archives. It has been determined that the property is located in a historical parish, or tithe district containing a record of Chancel Liability.

1. The data used to identify potential risk are derived from an academic study of historical parish boundaries, and the relevant documentation pertaining to potential chancel repair liability held at The National Archives.
2. PinPoint Chancel Ltd searches against the delineated boundary plan provided by the client to establish the location in respect of the relevant historical boundary.
3. PinPoint Information Products Ltd will not be liable for any inaccuracy in the plan and/or address provided by you.
4. This service is only available for properties in England and Wales.

PinPoint can supply an Aviva Insurance Policy to cover this risk. Please log into your account or contact your Reseller to purchase a policy. Prices of all our policies can be found on the following page.

Address:

Henllan Mill
Llangyniew
WELSHPOOL
SY21 9EN

Your reference:

PP01186647

Client reference:

33719720

Date of order:

20 June 2025

PinPoint Information Products Ltd are an Appointed Representative of PIB Risk Services Limited. PIB Risk Services Limited is authorised and regulated by the Financial Conduct Authority, Firm Reference Number 308333. PIB Risk Services Limited is registered in England and Wales. Company Registration Number 02682789. Registered Office: Rossington's Business Park, West Carr Road, Retford, Nottinghamshire, DN22 7SW.

Report Terms and Conditions

This report has been published by PinPoint Information and is supplied subject to our Terms and Conditions of Business, which can be found at www.pinpointinformation.co.uk/terms-v2

The report is also supported by £10 million Professional Indemnity Insurance; details available on request

If you require any assistance please contact our team:

t: 0844 822 3960

e: info@pinpointinformation.co.uk
www.pinpointinformation.co.uk



PinPoint Chancel Ltd
Riverbank House, 1 Putney Bridge
Approach, London SW6 3JD

Search Address:

National Grid centroid of property:

Henllan Mill
Llangyniew
WELSHPOOL
SY21 9EN

312998.0, 307967.3



PINPOINT CHANCEL AVIVA INSURANCE PREMIUMS

PinPoint Chancel Repair Insurance policies are underwritten by Aviva Insurance.

All policies are:

- **In perpetuity**
- **Successor in title**

Samples can be found on our website
www.pinpointinformation.co.uk

The figures quoted below include IPT and administration fees of £6 (including vat)

For higher limits of indemnity or areas greater than 20 acres please contact us on 0844 822 3960 or info@PinPointinformation.co.uk

All policies are:
• **in Perpetuity**
• **Successor in Title**

Residential up to 5 acres – in Perpetuity

Indemnity	Premium
£1,000,000	£45.20
£2,000,000	£118.00
£3,000,000	£184.56

Residential 5 to 20 acres – in Perpetuity

Indemnity	Premium
£1,000,000	£82.07
£2,000,000	£158.14
£3,000,000	£237.39

Commercial up to 3 acres – in Perpetuity

Indemnity	Premium
£250,000	£96.66
£500,000	£144.67
£750,000	£176.67
£1M	£208.86
£1.5M	£406.00
£2M	£512.67
£2.5M	£608.66
£3M	£704.67

Commercial 3 to 5 acres – in Perpetuity

Indemnity	Premium
£250,000	£205.70
£500,000	£411.73
£750,000	£623.05
£1M	£823.81
£1.5M	£1,024.56
£2M	£1,373.24
£2.5M	£1,584.56
£3M	£1,795.88

Commercial 5 to 20 acres – in Perpetuity

Indemnity	Premium
£250,000	£258.53
£500,000	£570.22
£750,000	£781.54
£1M	£940.04
£1.5M	£1,341.54
£2M	£1,531.73
£2.5M	£1,743.05
£3M	£1,954.37

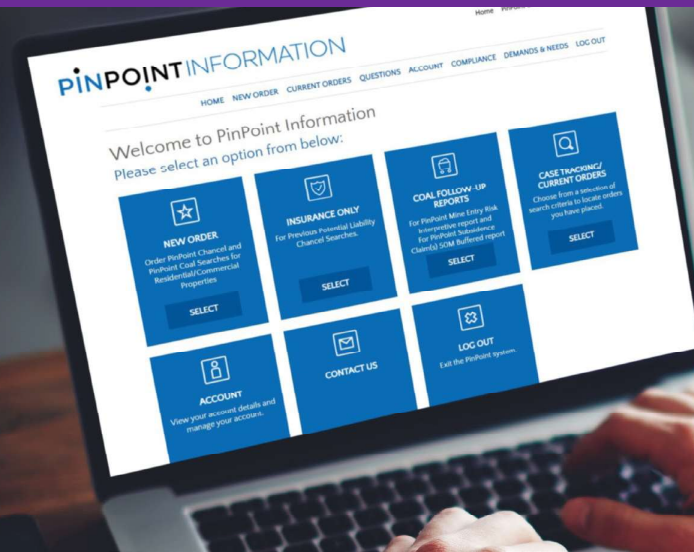
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1 Putney Bridge Approach,
London SW6 3JD

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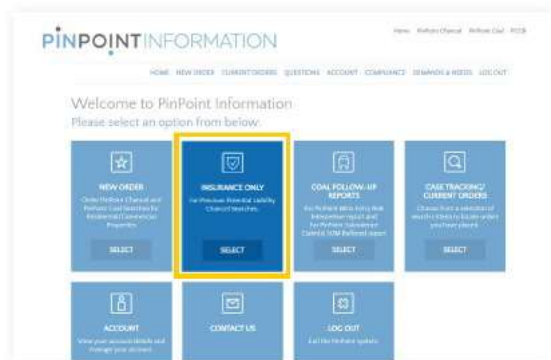
Registered in England and Wales
06019828, Registered Office
Riverbank House, 1 Putney Bridge
Approach, London SW6 3JD

PinPoint Chancel Insurance Order Process



If you wish to obtain PinPoint Chancel Insurance to cover a risk highlighted in a potential liability result, you will need to follow the process below and order it directly from the PinPoint Information website. Policies for properties up to 20 acres can be obtained directly from the website, but if you require a larger policy please contact us at info@pinpointinformation.co.uk

1. Please go to www.pinpointinformation.co.uk to register or login.
2. Please select **Insurance Only**.
4. Click **Next** below the box.



3. Please ensure the product type is set to Chancel and then enter the **search reference number** and the **postcode** of the property from the original Chancel search.
5. You will be presented with the insurance options available for that search (residential or commercial). Select the **product box** you require and click **Next**. Please ensure the address displayed is for the property you require the policy for.

6. Please confirm the statement of fact by ticking the **tick box**, then click **Next** and the transaction is complete. The policy will be sent to your email address within a few minutes.

For further help with the order process please contact:
e: info@pinpointinformation.co.uk t: 0844 822 3960
www.pinpointinformation.co.uk