

WELCOME

Pupil Entrance

# Our property health check service

We know that property is not always top of your agenda. However, it is often property issues that delay transactions, be it transferring or surrendering property, or granting subleases, they can even prove problematic when it comes to audits.

Rather than be reactive to an issue once identified, our property health check service allows you to be proactive and get ahead of the game.

## For a fixed fee of £250 per title, our team will:

- Submit a search at the Land Registry to identify all land in your ownership
- Review your title to ensure that the correct entity is named as owner
- Review your title to identify any historic entries that can be removed
- Report to you on any third-party consents required prior to a disposal.

Should any issues be identified during the health check we will provide you with a competitive quote for the required work.

## Case study: lease transfer

We were instructed by a multi-academy trust who took on an academy around a decade ago. The lease was not transferred so, on review, it was noted that the leasehold title remained in the name of the former single academy trust. Unfortunately, that trust had since been wound-up meaning it did not have the legal capacity to effect a transfer of the lease. We were able to advise on and take the requisite steps to rectify the position.

## Case study: unregistered land

An academy was transferring from one trust to another. The solicitor acting for the trust that was taking on the academy noted that part of the school appeared to be on unregistered land with the leasehold title only covering part of the school site. On review, it became apparent that on conversion, the council was unable to deduce title for part of the site and the Land Registry had refused to register the lease over this part.

The matter could have been delayed by the new trust requiring rectification of the issue or the provision of a statutory declaration or statement of truth supporting a subsequent application for adverse possession. The fact that we picked this up in good time meant that the issue did not delay completion.



If you would like to discuss our property health check service further, please contact

**Morgan West, Partner, Real Estate**

**M:** 07525 594 645 | **E:** [mwest@hcrclaw.com](mailto:mwest@hcrclaw.com)

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