



**PROMPT.  
PRECISE.  
PROGRESSIVE.**

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**Northern Ireland's No. 1  
choice as Law Search provider**

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## **Lawlink are our law searchers of choice.**

We find their staff responsive to our demands, which can often be high given that our clients are typically involved in fast-moving transactional work. We would have no hesitation in recommending their services to others.”

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*Dawson McConkey*  
Head of Real Estate  
**Carson McDowell, Belfast**

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## **We now use Lawlink throughout all of our offices and find the service to be helpful and efficient.**

We like the fact that property certificate applications are expedited and then emailed to us on issue.”

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*Kevin Neary*  
**DND Law, Newry**

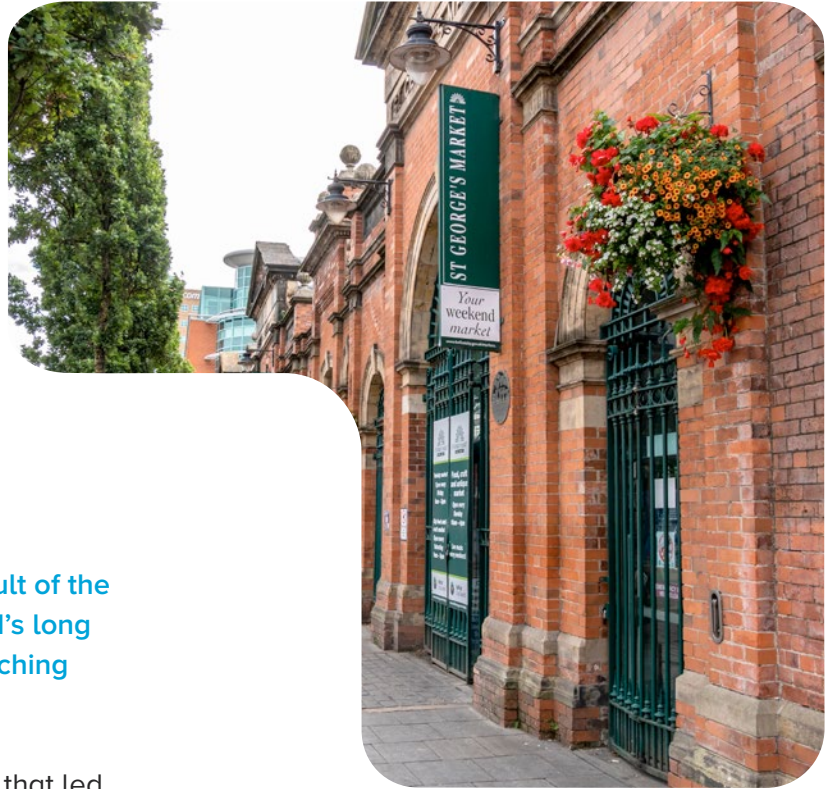


Part of the Landmark Group with corporate partners  
Rochford Brady Group and Millar & Bryce

# Our Heritage

Formed in 2006, LawLink NI was the result of the amalgamation of two of Northern Ireland's long established and well respected law searching companies – Lee & Co and Lyttle & Co.

It was Lawlink's reputation in the market, that led Raymond Adams (a County Down based law searcher) to recommend Lawlink NI to every one of his clients when he retired a good few years ago. These clients remain loyal customers to this day.



## Excellence as Standard

**Not all Law Search providers are created equal. With an experience pedigree nurtured over 70 years, we are in a league of our own. This is why we provide search content for more than a third of all property transactions in Northern Ireland.**

Working in partnership with solicitors, financial institutions and other professional bodies, we remain the choice Search provider for our long established client base. In today's fast paced business environment we understand time is precious, which is why we are fully equipped to respond to enquiries at short notice. Same-day returns are also available and our rates are always competitive.

Our highly skilled and meticulous Search team are resourced with the latest technologies to deliver results of the highest quality on time, every time. Having full access to national and international databases, means no task is beyond our reach.

Integrity and stewardship is at the heart of everything we do which is why we carry Professional Indemnity insurance of £10million per case. Importantly, we never stand still. As thought leaders we are constantly devising new ways of working, allowing us to meet and exceed the evolving needs of our customers. Our client testimonials speak for themselves and are a constant source of motivation as we honour our reputation and the profession we serve.

# SERVICE PORTFOLIO

Our impressive range of services allows us to deliver on every aspect of Legal Searches for our clients.



## CONVEYANCING & DEBT

### Registry of Deeds

Registered owners, subsequent mortgages and charges on unregistered land.

### Land Registry

Registered owners and any outstanding mortgages and charges on registered land.

### Statutory Charges

Legal restrictions or constraints attached to a property or piece of land.

### Bankruptcy

Performed against either a Limited company or an individual to show all Bankruptcy Petitions/ Orders lodged within the last 10 years.

### Reconstruction of Title Deeds

Detailed research and investigation to reconstruct title deeds in preparation for Land Registry application.

### Land Registry Map

Cautions against First Registration have been registered and a Folio number if it has been created.

### Company Searches

Registration, incorporation, directors, shareholders and mortgages and charges etc.

### Enforcement of Judgments

All Judgments' lodged against Limited company or an individual within the last 6 years.

### Land Referencing

Combines a customised comprehensive suite of property data from diverse sources behind an interactive GIS map, providing a powerful tool improving the efficient and effectiveness of interpreting the site data, improves information governance and data management.



## SEARCH

### Queen's Bench & Chancery

Defendants and Plaintiffs from Queens Bench and Chancery register.

### National and International

Searches throughout the UK and Ireland and further afield upon request.

### Probate / PRONI / G.R.O.

PROBAT: information about a deceased person's estate  
PRONI: Public Records Office NI: Information on land registered prior to 1990 is kept here and can be manually searched  
GRO: General Register Office (Records of births, marriages and deaths in England & Wales)

### Priority Search

Ensures priority to someone who has contracted to purchase, take a lease or lend money on the security of a charge, on registered land.

### Title Searching

Find out whether a given property or piece of land is registered or unregistered, showing all registered owners and all outstanding mortgages and charges (very common in debt case work).



## Other

### DOE & Local Authority Property Certificates

Details planning applications, building control, water and sewerage and licenses on a property.

### Copy Documents (certified and uncertified)

Retrieval and lodgement of legal and non-legal document associated with various government departments. Examples include; Ace Maps, NIE Maps, NI Water Maps, NIHE Slum Clearance Enquiries



**We at O'Hare Solicitors have been a customer of Lawlink for upwards of 15 years and cannot recommend them highly enough for their service, accuracy and turn around time for providing searches which is essential for a busy conveyancing practice such as ours."**

**Andrea Bell, Partner  
O'Hare Solicitors, Belfast**



# TITLE INDEMNITY INSURANCE

## DUAL ASSET UNDERWRITING

DUAL

**DUAL Asset Underwriting** insures problems or concerns with the legal ownership or use of real estate or inherited assets.

We insure specific problems that lawyers or advisors identify in their DD or we provide peace of mind if you are in unfamiliar territory or have time pressures. We provide insurance to give you warranties that aren't available or use insurance to replace warranties that you can't rely on. We put an insurance balance sheet around the best quality legal advice.

## **SPECIFIC RISK COVER**

Policies can insure problems identified during the due diligence or issues that cause mortgage lenders concern. They facilitate transactions and provide an alternative way to close the deal on time instead of having to take a commercial view, negotiate a reduction in the purchase price, approach a potential claimant or ask the seller for warranties.

### Typical examples include:

- Breach of planning or zoning
- Challenge to a building permit
- Encroachment issues
- Inadequate servitudes/easements

## **SHARE OWNERSHIP COVER**

With more and more property deals now being transacted through a share purchase, the ownership and title of shares is just as important as the title to the property. We are the first insurer to combine property ownership insurance with share ownership insurance. This can work as a standalone product or as a hybrid product with warranty & indemnity insurance.

### Key examples include:

- The seller may not be the legal and or beneficial owner of all of the shares
- The shares may not be free from mortgage, charge or encumbrance
- Title to shares may be defective due to documents not being properly registered, signed, completed and or executed
- The seller may not be legal and or beneficial owner of all of the shares in relevant subsidiaries.

## **ALL RISKS COVER**

Policies can insure a comprehensive basket of unknown ownership and lending risks for both investors and real estate lenders. They provide peace of mind for investors and banks when there is a lack of information or timing pressures.

### Commonly used on these types of transactions:

- Portfolios/loan book transactions
- Distressed Assets
- Fund being liquidated
- Facilitate a clean exit.

DUAL Asset Underwriting Limited (Company Registration No. 08494511) is an Appointed Representative of DUAL Corporate Risks which is authorised and regulated by the Financial Conduct Authority No. 312593. Registered in England and Wales No. 4160680, registered office: Bankside House, 107 Leadenhall Street, London, EC3A 4AF.

**CONTACT US  
TODAY TO FIND  
OUT HOW WE  
CAN DELIVER  
FOR YOU.  
028 9023 0095**

**Lawlink NI**

Bible House  
27 Howard Street  
Belfast  
BT1 6NB

e: [enquiries@lawlink.co.uk](mailto:enquiries@lawlink.co.uk)  
t: 028 9023 0095

[lawlink.co.uk](http://lawlink.co.uk)



**LAWLINK NI**

Part of the Landmark Group with corporate partners  
Rochford Brady Group and Millar & Bryce

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**We use Lawlink on a regular basis and find that they are extremely prompt, reliable and efficient in dealing with any search requests that we make.”**

Tughans Solicitors,  
Belfast

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**Lawlink NI deliver an extremely efficient, prompt and high quality service and we are happy to recommend them.”**

Andrea Rose-McIlroy  
Head of Property Team  
Pinsent Masons, Belfast

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**Search results are provided on a next day or even same day basis and both by e mail and post. The staff are all very helpful, courteous and efficient and we maintain a great relationship with all concerned.”**

Mary Doherty  
McShane & Company Solicitors,  
Newry



**BELFAST  
CHAMBER**



**LONDON DERRY  
CHAMBER**

MEMBER