



Such a certificate is clearly the best supporting evidence of the marriage which can be produced and should be furnished. This does not mean that a Purchaser or Lender should not be prepared to accept the next best supporting evidence such as a Church Marriage Certificate in circumstances where there are valid reasons why a Civil Marriage Certificate is not available on closing.

AN UNMARRIED COMPANY?

(Contd.)

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The attention of Practitioners is drawn to the provisions of Section 2 (2) of the Family Home Protection Act which prescribes inter alia that a “dwelling” includes “any garden or portion of ground attached to and usually occupied with the dwelling”.

It should be borne in mind that a site for a dwellinghouse which has been carved out of a holding may, although no house or building may ever have been on the site, still have formed part of a “garden or ground attached to and usually occupied with a dwelling”, etc.¹

Solicitors should take this into account when framing certificates for the Land Registry.

FHPA, 1976

TRANSFER OF SITES FOR DWELLING HOUSES – CERTIFICATES FOR LAND REGISTRY

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1. See also paragraph 8 on page 1.15 hereof