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## STATUTORY INSTRUMENTS

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# 2003 No. 1417

## LAND REGISTRATION, ENGLAND AND WALES

### The Land Registration Rules 2003

Made - - - - 19th May 2003

Laid before Parliament 5th June 2003

Coming into force in accordance with rule 1

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 127 of the Land Registration Act 2002<sup>M1</sup>, in exercise of the powers conferred on him by sections 1(2), 6(6), 13(a), (b), 14(a), (b), 16(2), 18(1)(b), (2), (4), 19(2), 20(3)(a), (b), (c), 21(2)(a), (b), (c), (d), 22, 25(1), 27(6), 34(2), 35(3), 36(3), (4), 37(2), 39, 43(2)(a), (b), (c), (d), 44(2), 45(2), 46(4), 47(a), (b), 48(2)(a), (b), 49(2), (3)(b), (4)(b), 50, 57, 60(3), (4), 61(2), 64(2), 66(2), 67(3), 68(1)(d), (2)(a), (b), 69(2), 70, 71(a), (b), 72(6)(a), (b), 73(2), (3), (4), 75(2), 76(2), 81(2), 82, 86(3), 87(4), 89, 95(a) and 98(7) of, and paragraphs 2(2) and 7(3) of Schedule 2, paragraphs 4(a), (b), (c), and 7(a), (b), (c), (d) of Schedule 4, paragraphs 2(1)(d), 3(2), 14, and 15 of Schedule 6, paragraph 9 of Schedule 8, paragraphs 1(1)(a), (b), 3(a), (b), (c), 5, 6(a), (b), (c), (d), (e), 7, and 8 of Schedule 10, and paragraphs 2(4) and 18(5) of Schedule 12 to, the Land Registration Act 2002, sections 37(7) and 39(1) and (1A) of the Charities Act 1993<sup>M2</sup>, sections 34(10) and 57(11) of the Leasehold Reform, Housing and Urban Development Act 1993<sup>M3</sup>, paragraph 4(4) of Schedule 4 to the Family Law Act 1996<sup>M4</sup>, and of all other powers enabling him in that behalf, hereby makes the following rules:

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#### Modifications etc. (not altering text)

- C1** Rules applied (13.10.2003) by [The Land Registration Act 2002 \(Transitional Provisions\) Order 2003 \(S.I. 2003/1953\)](#), [art. 5\(1\)](#)
- C2** Rules applied (with modifications) (21.2.2009) by [The Banking Act 2009 \(Parts 2 and 3 Consequential Amendments\) Order 2009 \(S.I. 2009/317\)](#), [arts. 1, 3, Sch.](#)
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#### Marginal Citations

- M1** 2002 c. 9.
- M2** 1993 c. 10.
- M3** 1993 c. 28.
- M4** 1996 c. 27.

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## PRELIMINARY

### Citation and commencement

1. These rules may be cited as the Land Registration Rules 2003 and shall come into force on the day that section 1 of the Act comes into force.

## PART 1

### THE REGISTER OF TITLE

#### Form and arrangement of the register of title

2.—(1) The register of title may be kept in electronic or paper form, or partly in one form and partly in the other.

(2) Subject to rule 3, the register of title must include an individual register for each registered estate which is—

- (a) an estate in land, or
- (b) a rentcharge, franchise, manor or profit a prendre in gross, vested in a proprietor.

#### Individual registers and more than one registered estate, division and amalgamation

3.—(1) The registrar may include more than one registered estate in an individual register if the estates are of the same kind and are vested in the same proprietor.

(2) On first registration of a registered estate, the registrar may open an individual register for each separate area of land affected by the proprietor's registered estate as he designates.

(3) Subsequently, the registrar may open an individual register for part of the registered estate in a registered title and retain the existing individual register for the remainder—

- (a) on the application of the proprietor of the registered estate and of any registered charge over it, or
  - (b) if he considers it desirable for the keeping of the register of title, or
  - (c) on the registration of a charge of part of the registered estate comprised in the registered title.
- (4) The registrar may amalgamate two or more registered titles, or add an estate which is being registered for the first time to an existing registered title, if the estates are of the same kind and are vested in the same proprietor—
- (a) on the application of the proprietor of the registered estate and of any registered charge over it, or
  - (b) if he considers it desirable for the keeping of the register of title.
- (5) Where the registrar has divided a registered title under paragraph (3)(b) or amalgamated registered titles or an estate on first registration with a registered title under paragraph (4)(b) he—
- (a) must notify the proprietor of the registered estate and any registered charge, unless they have agreed to such action, and
  - (b) may make a new edition of any individual register or make entries on any individual register to reflect the division or amalgamation.

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#### Modifications etc. (not altering text)

- C3** Rule 3 applied (with modifications) (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, **3(3)(a)**
- C4** Rule 3(3)(a) excluded (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, **3(2)**
- C5** Rule 3(4)(a) excluded (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, **3(2)**

#### Arrangement of individual registers

4.—(1) Each individual register must have a distinguishing number, or series of letters and numbers, known as the title number.

(2) Each individual register must consist of a property register, a proprietorship register and, where necessary, a charges register.

(3) An entry in an individual register may be made by reference to a plan or other document; in which case the registrar must keep the original or a copy of the document.

(4) Whenever the registrar considers it desirable, he may make a new edition of any individual register so that it contains only the subsisting entries, rearrange the entries in the register or alter its title number.

#### Contents of the property register

5. [<sup>F1</sup>Except where otherwise permitted, the] property register of a registered estate must contain—

- (a) a description of the registered estate which in the case of a registered estate in land, rentcharge or registered franchise which is an affecting franchise must refer to a plan based on the Ordnance Survey map and known as the title plan;
- (b) where appropriate, details of—
  - (i) the inclusion or exclusion of mines and minerals in or from the registration under rule 32,
  - [<sup>F2</sup>(ii) easements, rights and privileges benefiting the registered estate and other similar matters,]
  - (iii) all exceptions [<sup>F3</sup>or reservations] arising on enfranchisement of formerly copyhold land, and
  - (iv) any <sup>F4</sup>... matter [<sup>F5</sup>otherwise] required to be entered in any other part of the register which the registrar considers may more conveniently be entered in the property register, and
- (c) such other matters as are required to be entered in the property register by these rules.

#### Textual Amendments

- F1** Words in rule 5 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 1(a)** (with rule 5)
- F2** Rule 5(b)(ii) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 1(b)** (with rule 5)
- F3** Words in rule 5(b)(iii) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 1(c)** (with rule 5)

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- F4** Word in rule 5(b)(iv) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 1(d)** (with rule 5)
- F5** Word in rule 5(b)(iv) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 1(d)** (with rule 5)

### Property register of a registered leasehold estate

6.—(1) The property register of a registered leasehold estate must also contain sufficient particulars of the registered lease to enable that lease to be identified.

(2) [<sup>F6</sup>Subject to rule 72A(3),] If the lease contains a provision that prohibits or restricts dispositions of the leasehold estate, the registrar must make an entry in the property register stating that [<sup>F7</sup>the lease prohibits or restricts dispositions of the estate].

#### Textual Amendments

- F6** Words in rule 6(2) inserted (9.1.2006) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(2), 4
- F7** Words in rule 6(2) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 2** (with rule 5)

### Property register of a registered estate in a rentcharge, a franchise or a profit a prendre in gross

7. [<sup>F8</sup>Where practicable, the] property register of a registered estate in a rentcharge, franchise or a profit a prendre in gross must, if the estate was created by an instrument, also contain sufficient particulars of the instrument to enable it to be identified.

#### Textual Amendments

- F8** Words in rule 7 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 3** (with rule 5)

### Contents of the proprietorship register

- 8.—(1) The proprietorship register of a registered estate must contain, where appropriate—
- (a) the class of title,
  - (b) the name of the proprietor of the registered estate including, where the proprietor is a company registered under the Companies Acts, or a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000 <sup>M5</sup>, its registered number,
  - (c) an address for service of the proprietor of the registered estate in accordance with rule 198,
  - (d) restrictions under section 40 of the Act, including one entered under section 86(4) of the Act, in relation to the registered estate,
  - (e) notices under section 86(2) of the Act in relation to the registered estate,
  - (f) positive covenants by a transferor or transferee and indemnity covenants by a transferee entered under rules 64 or 65,
  - (g) details of any modification of the covenants implied by paragraphs 20(2) and (3) of Schedule 12 to the Act entered under rule 66,

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(h) details of any modification of the covenants implied under the Law of Property (Miscellaneous Provisions) Act 1994 <sup>M6</sup> entered under rule 67(6),

<sup>F9</sup>(i) .....

(j) such other matters as are required to be entered in the proprietorship register by these rules.

[<sup>F10</sup>(2) Where practicable, the registrar must enter in the proprietorship register—

- (a) on first registration of a registered estate,
  - (b) following completion by registration of a lease which is a registrable disposition, and
  - (c) on a subsequent change of proprietor of a registered estate,
- the price paid or value declared for the registered estate.]

[<sup>F10</sup>(3) An entry made under paragraph (2) must remain until there is a change of proprietor, or some other change in the register of title which the registrar considers would result in the entry being misleading.]

**Textual Amendments**

**F9** Rule 8(1)(i) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 4\(a\)](#) (with rule 6)

**F10** Rule 8(2)(3) substituted for rule 8(2) (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 4\(b\)](#) (with rule 5)

**Marginal Citations**

**M5** 2000 c. 12.

**M6** 1994 c. 36.

**Contents of the charges register**

9. [<sup>F11</sup>Except where otherwise permitted, the] charges register of a registered estate must contain, where appropriate—

- (a) details of leases, charges, and any other interests which adversely affect the registered estate subsisting at the time of first registration of the estate or created thereafter,
- (b) any dealings with the interests referred to in paragraph (a), or affecting their priority, which are capable of being noted on the register,
- (c) sufficient details to enable any registered charge to be identified,
- (d) the name of the proprietor of any registered charge including, where the proprietor is a company registered under the Companies Acts, or a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000, its registered number,
- (e) an address for service of the proprietor of any registered charge in accordance with rule 198,
- (f) restrictions under section 40 of the Act, including one entered under section 86(4) of the Act, in relation to a registered charge,
- (g) notices under section 86(2) of the Act in relation to a registered charge, <sup>F12</sup>...
- (h) such other matters affecting the registered estate or any registered charge as are required to be entered in the charges register by these rules [<sup>F13</sup>, and]

[<sup>F14</sup>(i) any matter otherwise required to be entered in any other part of the register which the registrar considers may more conveniently be entered in the charges register.]

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### Textual Amendments

- F11** Words in rule 9 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 5\(a\)](#) (with rule 5)
- F12** Word in rule 9(g) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 5\(b\)](#) (with rule 5)
- F13** Word in rule 9(h) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 5\(c\)](#) (with rule 5)
- F14** Rule 9(i) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 5\(d\)](#) (with rule 5)

## PART 2

### INDICES

#### Index to be kept under section 68 of the Act

10.—(1) The index to be kept under section 68 of the Act must comprise—

- (a) an index map from which it is possible to ascertain, in relation to a parcel of land, whether there is—
- (i) a pending application for first registration (other than of title to a relating franchise),
  - (ii) a pending application for a caution against first registration (other than where the subject of the caution is a relating franchise),
  - (iii) a registered estate in land,
  - (iv) a registered rentcharge,
  - (v) a registered profit a prendre in gross,
  - (vi) a registered affecting franchise, or
  - (vii) a caution against first registration (other than where the subject of the caution is a relating franchise),
- and, if there is such a registered estate or caution, the title number, and
- (b) an index of verbal descriptions of—
- (i) pending applications for first registration of title to relating franchises,
  - (ii) pending applications for cautions against first registration where the subject of the caution is a relating franchise,
  - (iii) registered franchises which are relating franchises,
  - (iv) registered manors, and
  - (v) cautions against first registration where the subject of the caution is a relating franchise,
- and the title numbers of any such registered estates and cautions, arranged by administrative area.

(2) The information required to be shown in the index to be kept under section 68 is to be entered by the registrar in the index as soon as practicable.

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**Modifications etc. (not altering text)**

- C6** Rule 10(1)(b) restricted (13.10.2003) by [The Land Registration Act 2002 \(Transitional Provisions\) Order 2003 \(S.I. 2003/1953\)](#), arts. 1(1), **21(2)**

**Index of proprietors' names**

**11.**—(1) Subject to paragraph (2), the registrar must keep an index of proprietors' names, showing for each individual register the name of the proprietor of the registered estate and the proprietor of any registered charge together with the title number.

(2) Until every individual register is held in electronic form, the index need not contain the name of any corporate or joint proprietor of an estate or of a charge registered as proprietor prior to 1st May 1972.

[<sup>F15</sup>(3) A person may apply in Form PN1 for a search to be made in the index in respect of—

- (a) his own name,
- (b) the name of a corporation aggregate, or
- (c) the name of some other person in whose property he can satisfy the registrar that he is interested generally (for instance as trustee in bankruptcy or personal representative).]

(4) On receipt of such an application the registrar must make the search and supply the applicant with details of every entry in the index relating to the particulars given in the application.

**Textual Amendments**

- F15** Rule 11(3) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 6** (with rule 5)

**The day list**

**12.**—(1) The registrar must keep a record (known as the day list) showing the date and time at which every pending application under the Act or these rules was made and of every application for an official search with priority under rule 147.

(2) The entry of notice of an application for an official search with priority must remain on the day list until the priority period conferred by the entry has ceased to have effect.

(3) Where the registrar proposes to alter the register without having received an application he must enter his proposal on the day list and, when so entered, the proposal will have the same effect for the purposes of rules 15 and 20 as if it were an application to the registrar made at the date and time of its entry.

(4) In this rule the term “pending application” does not include [<sup>F16</sup>an application made under rule 11(3),]<sup>F17</sup>an application for a network access agreement under paragraph 1(4) of Schedule 5 to the Act, or] an application within Part 13, other than an application that the registrar designate a document an exempt information document under rule 136.

**Textual Amendments**

- F16** Words in [rule 12\(4\)](#) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 1**

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**F17** Words in rule 12(4) inserted (4.8.2008) by [The Land Registration \(Electronic Conveyancing\) Rules 2008 \(S.I. 2008/1750\)](#), rule 1, **Sch. 2 Pt. 1 para. 1**

## PART 3

### APPLICATIONS: GENERAL PROVISIONS

#### Modifications etc. (not altering text)

**C7** Pt. 3 excluded (4.8.2008) by [The Land Registration \(Electronic Conveyancing\) Rules 2008 \(S.I. 2008/1750\)](#), rule 1, **Sch. 2 Pt. 2 para. 1**

#### [<sup>F18</sup>Application for a network access agreement

**A13.** This Part does not apply to applications for a network access agreement under paragraph 1(4) of Schedule 5 to the Act.]

#### Textual Amendments

**F18** [Rule A13](#) inserted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 2**

#### Form AP1

**13.**—(1) Any application made under the Act or these rules for which no other application form is prescribed must be made in Form AP1.

(2) Paragraph (1) does not apply to—

- (a) an application to remove from the register the name of a deceased joint registered proprietor,
- (b) applications made under rule 14, or

[<sup>F19</sup>(c) an application to register an electronic disposition of a kind for which a registrar’s notice has been given under rule 54C.]

#### Textual Amendments

**F19** [Rule 13\(2\)\(c\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 3**

#### Electronic delivery of applications

**14.** Any application to which rule 15 applies <sup>F20</sup>... may during the currency of any notice given under Schedule 2, and subject to and in accordance with the limitations contained in that notice, be delivered by electronic means and the applicant shall provide, in such order as may be required by that notice, such of the particulars required for an application of that type as are appropriate in the circumstances and as are required by the notice.



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#### Textual Amendments

**F20** Words in rule 14 omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 4](#)

#### Time at which applications are taken to be made

- 15.**—(1) An application received on a business day is to be taken as made at the earlier of—
- (a) the time of the day that notice of it is entered in the day list, or
  - (b) (i) midnight marking the end of the day it was received if the application was received before 12 noon, or  
(ii) midnight marking the end of the next business day after the day it was received if the application was received at or after 12 noon.
- (2) An application received on a day which is not a business day is to be taken as made at the earlier of—
- (a) the time of [<sup>F21</sup>the] day that notice of it is entered in the day list, or
  - (b) midnight marking the end of the next business day after the day it was received.
- (3) In this rule an application is received when it is delivered—
- (a) to the designated proper office in accordance with an order under section 100(3) of the Act, or [<sup>F22</sup>], if no such order subsists, to the registrar under the provisions of any relevant direction by the registrar under section 100(4) of the Act as to the address to be used for the delivery of applications, or]
  - (b) to the registrar in accordance with a written arrangement as to delivery made between the registrar and the applicant or between the registrar and the applicant's conveyancer, or
  - (c) to the registrar under the provisions of any relevant notice given under Schedule 2.
- (4) This rule does not apply to applications under Part 13, other than an application that the registrar designate a document an exempt information document under rule 136.

#### Textual Amendments

**F21** Word in rule 15(2)(a) substituted (4.8.2008) by [The Land Registration \(Electronic Conveyancing\) Rules 2008 \(S.I. 2008/1750\)](#), rule 1, [Sch. 2 Pt. 1 para. 2](#)

**F22** Words in rule 15(3)(a) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 5](#)

#### Applications not in order

- 16.**—(1) If an application is not in order the registrar may raise such requisitions as he considers necessary, specifying a period (being not less than twenty [<sup>F23</sup>working] days) within which the applicant must comply with the requisitions.
- (2) If the applicant fails to comply with the requisitions within that period, the registrar may cancel the application or may extend the period when this appears to him to be reasonable in the circumstances.
- (3) If an application appears to the registrar to be substantially defective, he may reject it on delivery or he may cancel it at any time thereafter.

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(4) Where a fee for an application is paid by means of a cheque and the registrar becomes aware, before that application has been completed, that the cheque has not been honoured, the application may be cancelled.

**Textual Amendments**

**F23** Word in rule 16(1) substituted (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 6

**Additional evidence and enquiries**

17. If the registrar at any time considers that the production of any further documents or evidence or the giving of any notice is necessary or desirable, he may refuse to complete or proceed with an application, or to do any act or make any entry, until such documents, evidence or notices have been supplied or given.

**Continuation of application on a transfer by operation of law**

18. If, before an application has been completed, the whole of the applicant's interest is transferred by operation of law, the application may be continued by the person entitled to that interest in consequence of that transfer.

**Objections**

19.—(1) Subject to paragraph (5), an objection under section 73 of the Act to an application must be made by delivering to the registrar at the appropriate office a written statement signed by the objector or his conveyancer.

(2) The statement must—

- (a) state that the objector objects to the application,
- (b) state the grounds for the objection, and
- (c) give the full name of the objector and an address [<sup>F24</sup>for service in accordance with rule 198].

(3) Subject to paragraph (5), the written statement referred to in paragraph (1) must be delivered—

- (a) in paper form, or
- (b) to the electronic address [<sup>F25</sup>.]

<sup>F26</sup>(c) .....

(4) In paragraph (3) the reference to the electronic address <sup>F27</sup>... is to the electronic address <sup>F27</sup>... for the appropriate office specified in a direction by the registrar under section 100(4) of the Act as that to be used for delivery of objections.

(5) Where a person is objecting to an application in response to a notice given by the registrar, he may alternatively do so in the manner and to the address stated in the notice as provided by rule 197(1)(c).

(6) In this rule the appropriate office is the same office as the proper office, designated under an order under section 100(3) of the Act, for the receipt of an application relating to the land in respect of which the objection is made, but on the assumption that if the order contains exceptions none of the exceptions apply to that application [<sup>F28</sup>, or, if no such order subsists, the address stated in any relevant direction by the registrar under section 100(4) of the Act as to the address to be used for the delivery of objections.]

### Textual Amendments

- F24** Words in rule 19(2)(c) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 7** (with rule 5)
- F25** Full stop in rule 19(3)(b) substituted for word (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 7(1)**
- F26** Rule 19(3)(c) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 7(2)**
- F27** Words in rule 19(4) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 8**
- F28** Words in rule 19(6) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 9**

### Completion of applications

- 20.**—(1) Any entry in, removal of an entry from or alteration of the register pursuant to an application under the Act or these rules has effect from the time of the making of the application.
- (2) — This rule does not apply to the applications mentioned in section 74 of the Act.

## PART 4

### FIRST REGISTRATION

#### First registration—application by mortgagee

**21.** A mortgagee under a mortgage falling within section 4(1)(g) of the Act may make an application in the name of the mortgagor for the estate charged by the mortgage to be registered whether or not the mortgagor consents.

#### Registration of a proprietor of a charge falling within section 4(1)(g) of the Act

- 22.**—(1) This rule applies to an application for first registration made—
- under rule 21, or
  - by the owner of an estate that is subject to a legal charge falling within section 4(1)(g) of the Act.
- (2) The registrar must enter the mortgagee of the legal charge falling within section 4(1)(g) of the Act as the proprietor of that charge if he is satisfied of that person's entitlement.

#### First registration—application form

- 23.**—(1) Subject to paragraph (2), an application for first registration must be made in Form FR1.
- (2) Where Her Majesty applies for the first registration of an estate under section 79 of the Act, Form FR1 must be used with such modifications to it as are appropriate and have been approved by the registrar.

#### Documents to be delivered with a first registration application

- 24.**—(1) Unless the registrar otherwise directs, every application for first registration must be accompanied by—

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (a) sufficient details, by plan or otherwise (subject to rules 25 and 26), so that the land can be identified clearly on the Ordnance Survey map,
  - (b) in the case of a leasehold estate, the lease, if in the control of the applicant, and a certified copy,
  - (c) all deeds and documents relating to the title that are in the control of the applicant,
  - (d) a list in duplicate in Form DL of all the documents delivered.
- (2) On an application to register a rentcharge, franchise or profit a prendre in gross, the land to be identified under paragraph (1)(a) is the land affected by that estate or to which it relates.

### First registration of mines and minerals

**25.** When applying for first registration of an estate in mines and minerals held apart from the surface, the applicant must provide—

- (a) a plan of the surface under which the mines and minerals lie,
- (b) any other sufficient details by plan or otherwise so that the mines and minerals can be identified clearly, and
- (c) full details of rights incidental to the working of the mines and minerals.

### First registration of cellars, flats, tunnels etc

**26.—**(1) Subject to paragraph (2), unless all of the land above and below the surface is included in an application for first registration the applicant must provide a plan of the surface on under or over which the land to be registered lies, and sufficient information to define the vertical and horizontal extents of the land.

(2) This rule does not apply where only mines and minerals are excluded from the application.

### First registration application [<sup>F29</sup>based on adverse possession or] where title documents are [<sup>F29</sup>otherwise] unavailable

**27.—**[<sup>F30</sup>(1)] An application for first registration by a person who is unable to produce a full documentary title must be supported by evidence—

- (a) to satisfy the registrar that the applicant is entitled to apply under section 3(2) of the Act or required to apply under section 6(1) of the Act, and
- (b) where appropriate, to account for the absence of documentary evidence of title.

[<sup>F31</sup>(2) The evidence referred to in paragraph (1) may consist of, or include, a statement of truth, which may be made in Form ST1, ST2 or ST3, as appropriate.]

#### Textual Amendments

**F29** Words in rule 27 heading inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 8\(1\)](#) (with rule 5)

**F30** Rule 27(1): rule 27 renumbered as rule 27(1) (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 8\(2\)](#) (with rule 5)

**F31** Rule 27(2) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 8\(3\)](#) (with rule 5)

### [<sup>F32</sup>First registration – where land is or was listed as land of community value

**27A.**—(1) An owner of listed land who applies for first registration of that land, or where rule 21 applies a mortgagee who makes such an application in the name of the owner, must at the same time apply for entry of a restriction in Form QQ in respect of that land.

(2) Where a person applies for first registration of land and any of the deeds and documents accompanying the application (in accordance with rule 24(1)(c)) includes a conveyance or lease to the applicant or to a predecessor in title made at any time when the land was listed land, the applicant must in respect of each such conveyance or lease provide a certificate by a conveyancer that the conveyance or lease did not contravene section 95(1) of the Localism Act 2011.

(3) In this rule—

- (a) “listed land” means land entered in a local authority’s list of assets of community value maintained under section 87(1) of the Localism Act 2011, and
- (b) “owner” has the same meaning as in section 107 of the Localism Act 2011, except that it includes a person who would be such an owner but for the effect of section 7(1) and (2) of the Act.]

#### Textual Amendments

**F32** Rule 27A inserted (E.) (21.9.2012) by [The Assets of Community Value \(England\) Regulations 2012](#) (S.I. 2012/2421), reg. 1(1), [Sch. 4 para. 2](#)

### Duty to disclose unregistered interests that override first registration

**28.**—(1) Subject to paragraph (2), a person applying for first registration must provide information to the registrar about any of the interests that fall within Schedule 1 to the Act that—

- (a) are within the actual knowledge of the applicant, and
- (b) affect the estate to which the application relates,

in Form DI.

(2) The applicant is not required to provide information about—

- (a) an interest that under section 33 or 90(4) of the Act cannot be protected by notice,
- (b) an interest that is apparent from the deeds and documents of title accompanying the application under rule 24,
- (c) a public right,
- (d) a local land charge,
- (e) a leasehold estate in land if—
  - (i) it is within paragraph 1 of Schedule 1 to the Act, and
  - (ii) at the time of the application, the term granted by the lease has one year or less to run.

(3) In this rule and in Form FR1, a “disclosable overriding interest” is an interest that the applicant must provide information about under paragraph (1).

(4) Where the applicant provides information about a disclosable overriding interest under this rule, the registrar may enter a notice in the register in respect of that interest.

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### First registration—examination of title

**29.** In examining the title shown by the documents accompanying an application for first registration the registrar may have regard to any examination of title by a conveyancer prior to the application and to the nature of the property.

### Searches and enquiries by the registrar

**30.** In examining title on an application for first registration the registrar may—

- (a) make searches and enquiries and give notices to other persons,
- (b) direct that searches and enquiries be made by the applicant,
- (c) advertise the application.

### First registration—foreshore

**31.—**(1) Where it appears to the registrar that any land included in an application for first registration comprises foreshore, he must serve a notice of that application on—

- (a) the Crown Estate Commissioners in every case,
- (b) the Chancellor of the Duchy of Lancaster in the case of land in the county palatine of Lancaster,
- (c) the appropriate person in the case of land in the counties of Devon and Cornwall and in the Isles of Scilly and in the case of land within the jurisdiction of the Port of London Authority, and
- (d) the Port of London Authority in the case of land within its jurisdiction.

(2) A notice under paragraph (1) must provide a period ending at 12 noon on the twentieth [F33 working] day after the date of issue of the notice in which to object to the application.

(3) A notice need not be served under paragraph (1) where, if it was served, it would result in it being served on the applicant for first registration.

(4) In this rule—

“the appropriate person” means such person as the Duke of Cornwall, or the possessor for the time being of the Duchy of Cornwall, appoints,

“foreshore” has the meaning given by paragraph 13(3) of Schedule 6 to the Act.

#### Textual Amendments

**F33** Word in rule 31(2) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

### Mines and minerals—note as to inclusion or exclusion

**32.** Where, on first registration of an estate in land which comprises or includes the land beneath the surface, the registrar is satisfied that the mines and minerals are included in or excluded from the applicant's title he must make an appropriate note in the register.

### First registration—entry of beneficial rights

**33.—**(1) The benefit of an appurtenant right may be entered in the register at the time of first registration if—

- (a) on examination of the title, or

- (b) on receipt of a written application providing details of the right and evidence of its existence,

the registrar is satisfied that the right subsists as a legal estate and benefits the registered estate.

(2) If the registrar is not satisfied that the right subsists as a legal interest benefiting the registered estate, he may enter details of the right claimed in the property register with such qualification as he considers appropriate.

[<sup>F34</sup>(3) The evidence referred to in paragraph (1)(b) may consist of, or include, a statement of truth, which may be made in Form ST4 if appropriate.]

#### Textual Amendments

**F34** Rule 33(3) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 9](#) (with rule 5)

### **First registration—registration of a proprietor of a legal mortgage not within rule 22 or rule 38**

**34.**—(1) The registrar must enter the mortgagee of a legal mortgage to which this rule applies as the proprietor of that charge if on first registration of the legal estate charged by that charge he is satisfied of that person's entitlement.

- (2) This rule applies to a legal mortgage—
- (a) which is either—
    - (i) a charge on the legal estate that is being registered, or
    - (ii) is a charge on such charge, and
  - (b) which is not a charge falling within rule 22 or rule 38.

### **First registration—entry of burdens**

**35.**—(1) On first registration the registrar must enter a notice in the register of the burden of any interest which appears from his examination of the title to affect the registered estate.

- (2) This rule does not apply to—
- (a) an interest that under section 33 or 90(4) of the Act cannot be protected by notice,
  - (b) a public right,
  - (c) a local land charge,
  - (d) an interest which appears to the registrar to be of a trivial or obvious character, or the entry of a notice in respect of which would be likely to cause confusion or inconvenience.

### **First registration—note as to rights of light and air**

**36.** On first registration, if it appears to the registrar that an agreement prevents the acquisition of rights of light or air for the benefit of the registered estate, he may make an entry in the property register of that estate.

### **First registration—notice of lease**

- 37.**—[<sup>F35</sup>(1) This rule applies where—
- (a) an application is made for registration of a leasehold estate under Chapter 1 of Part 2 of the Act,

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- (b) at the time of the grant of the lease—
  - (i) the reversion was not registered, or
  - (ii) the reversion was registered but the grant of the lease was not required to be completed by registration,
- (c) the registrar is satisfied that a particular registered estate is the reversion, and
- (d) the lease is not noted in the register of the registered reversion.]

[<sup>F35</sup>(2) Before completing registration of the leasehold estate, the registrar must give notice of the application to the proprietor of the registered reversion, unless it is apparent from the application that the proprietor consents to the registration.]

(3) On completing registration of the leasehold estate, the registrar must enter notice of the lease in the register of the registered reversion.

(4) In this rule, “the reversion” refers to the estate that is the immediate reversion to the lease that is the subject of the application referred to in paragraph (1) and “registered reversion” refers to such estate when it is a registered estate.

#### Textual Amendments

**F35** Rule 37(1)(2) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 10](#) (with rule 5)

#### Application of the Act to dealings prior to first registration

**38.**—(1) If, while a person is subject to a duty under section 6 of the Act to make an application to be registered as proprietor of a legal estate, there is a dealing with that estate, then the Act applies to that dealing as if the dealing had taken place after the date of first registration of that estate.

(2) The registration of any dealing falling within paragraph (1) that is delivered for registration with the application made pursuant to section 6 has effect from the time of the making of that application.

## PART 5

### CAUTIONS AGAINST FIRST REGISTRATION

#### Modifications etc. (not altering text)

**C8** Pt. 5 applied (with modifications) (13.10.2003) by [The Land Registration Act 2002 \(Transitional Provisions\) Order 2003 \(S.I. 2003/1953\)](#), arts. 1(1), [14](#)

#### Definitions

**39.** In this Part—

“cautioner” has the same meaning as in section 22 of the Act (read with rule 52),

“cautioner’s register” is the register so named in rule 41(2) the contents of which are described in rule 41(5),

“relevant interest” means the interest claimed by the cautioner in the unregistered legal estate to which the caution against first registration relates.



## Form and arrangement of the cautions register

**40.**—(1) The cautions register may be kept in electronic or paper form, or partly in one form and partly in the other.

(2) Subject to paragraph (3), the cautions register will comprise an individual caution register for each caution against the registration of title to an unregistered estate.

(3) On registration of a caution, the registrar may open an individual caution register for each separate area of land affected by the caution as he designates.

## Arrangement of individual caution registers

**41.**—(1) Each individual caution register will have a distinguishing number, or series of letters and numbers, known as the caution title number.

(2) Each individual caution register will be in two parts called the caution property register and the cautioner's register.

(3) The caution property register will contain—

- (a) a description of the legal estate to which the caution relates, and
- (b) a description of the relevant interest.

(4) Where the legal estate to which the caution relates is an estate in land, a rentcharge, or an affecting franchise, the description will refer to a caution plan, which plan will be based on the Ordnance Survey map.

(5) The cautioner's register will contain—

- (a) the name of the cautioner including, where the cautioner is a company registered under the Companies Acts, or a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000 <sup>M7</sup>, its registered number,
- (b) an address for service in accordance with rule 198, and
- (c) where appropriate, details of any person consenting to the lodging of the caution under rule 47.

### Marginal Citations

M7 2000 c. 12.

## Caution against first registration—application

**42.** An application for a caution against first registration must be made in Form CT1 and contain sufficient details, by plan or otherwise, so that the extent of the land to which the caution relates can be identified clearly on the Ordnance Survey map.

## Withdrawal of a caution against first registration—application

**43.** An application to withdraw a caution against first registration must be made in Form WCT and, if the application is made in respect of part only of the land to which the individual caution register relates, it must contain sufficient details, by plan or otherwise, so that the extent of that part can be identified clearly on the Ordnance Survey map.

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### **Cancellation of a caution against first registration—application**

**44.**—(1) Subject to paragraph (5), an application for the cancellation of a caution against first registration must be in Form CCT.

(2) Where the application is made in respect of part only of the land to which the individual caution register relates, it must contain sufficient details, by plan or otherwise, so that the extent of that part can be identified clearly on the Ordnance Survey map.

(3) Where a person applies under section 18(1)(a) of the Act or rule 45(a) or (b)(ii), evidence to satisfy the registrar that he is entitled to apply must accompany the application.

(4) Where the applicant, or a person from whom the applicant derives title to the legal estate by operation of law, has consented to the lodging of the caution, evidence of the facts referred to in rule 46 must accompany the application.

(5) Where an application is made for the cancellation of a caution against first registration by Her Majesty by virtue of rule 45(b)(i), Form CCT must be used with such modifications to it as are appropriate and have been approved by the registrar.

### **Other persons who may apply to cancel a caution against first registration**

**45.** In addition to the owner of the legal estate to which the caution relates—

- (a) the owner of a legal estate derived out of that estate, and
- (b) where the land to which the caution relates is demesne land,
  - (i) Her Majesty, or
  - (ii) the owner of a legal estate affecting the demesne land,

may apply under section 18(1)(b) of the Act for cancellation of a caution against first registration.

### **Application for cancellation of a caution against first registration by a person who originally consented**

**46.** A person to whom section 18(2) of the Act applies may make an application for cancellation of a caution against first registration only if—

- (a) the relevant interest has come to an end, or
- (b) the consent referred to in section 18(2) was induced by fraud, misrepresentation, mistake or undue influence or given under duress.

### **Consent to registration of a caution against first registration**

**47.** For the purposes of section 18(2) of the Act a person consents to the lodging of a caution against first registration if before the caution is entered in the cautions register—

- (a) he has confirmed in writing that he consents to the lodging of the caution, and
- (b) that consent is produced to the registrar.

### **Alteration of the cautions register by the court**

**48.**—(1) If in any proceedings the court decides that the cautioner does not own the relevant interest, or only owns part, or that such interest either wholly or in part did not exist or has come to an end, the court must make an order for alteration of the cautions register under section 20(1) of the Act.

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(2) An order for alteration of the cautions register must state the caution title number of the individual caution register affected, describe the alteration that is to be made, and direct the registrar to make the alteration.

(3) For the purposes of section 20(2) of the Act an order for alteration of the cautions register may only be served on the registrar by making an application for him to give effect to the order.

### [<sup>F36</sup>Alteration of the cautions register by the registrar]

[<sup>F36</sup>49.—(1) Subject to paragraph (2), if the registrar is satisfied that the cautioner does not own the relevant interest, or only owns part, or that such interest did not exist or has come to an end wholly or in part, he must on application alter the cautions register under section 21(1) of the Act.

(2) The registrar is not obliged to alter the cautions register under section 21(1) of the Act to substitute another person for the cautioner in the cautioner's register unless the whole of the relevant interest is vested in that other person by operation of law.]

#### Textual Amendments

**F36** Rule 49 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 11](#) (with rule 5)

### Applications to the registrar to alter the cautions register and service of notice

**50.**—(1) A person who wishes the registrar to alter the cautions register under section 21(1) of the Act must request the registrar to do so by an application, which must include—

- (a) written details of the alteration required and of the grounds on which the application is made, and
- (b) any supporting document.

(2) Before the registrar alters the cautions register under section 21(1) of the Act he must serve a notice on the cautioner giving details of the application, unless the registrar is satisfied that service of the notice is unnecessary.

### Alteration of the cautions register—alteration of cautioner

**51.**—(1) A person who claims that the whole of the relevant interest described in an individual caution register is vested in him by operation of law as successor to the cautioner may apply for the register to be altered under section 21(1) of the Act to [<sup>F37</sup>substitute him for the] cautioner in the cautioner's register <sup>F38</sup>....

(2) If the registrar does not serve notice under rule 50(2) or if the cautioner does not object within the time specified in the notice, the registrar must give effect to the application.

#### Textual Amendments

**F37** Words in rule 51(1) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 12](#) (with rule 5)

**F38** Words in rule 51(1) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 12](#) (with rule 5)

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### [<sup>F39</sup>Definition of “the cautioner”]

[<sup>F39</sup>52.—(1) The other person referred to in sections 22 and 73(2) of the Act shall be the person for the time being shown as cautioner in the cautioner’s register, where that person is not the person who lodged the caution against first registration.

(2) Where the cautioner shown in the cautioner’s register comprises more than one person, then each such person has a separate right to object to an application made under section 18 of the Act.]

#### Textual Amendments

**F39** Rule 52 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 13](#) (with rule 5)

### The prescribed periods under section 16(2) and section 18(4) of the Act

53.—(1) The period for the purpose of section 16(2) and section 18(4) of the Act is the period ending at 12 noon on the fifteenth [<sup>F40</sup>working] day after the date of issue of the notice under section 16(1) or section 18(3) of the Act, as the case may be, or such longer period as the registrar may allow following a request under paragraph (2), provided that the longer period never exceeds a period ending at 12 noon on the thirtieth [<sup>F40</sup>working] day after the date of issue of the notice.

(2) The request referred to in paragraph (1) is one by the cautioner to the registrar setting out why the longer period referred to in that paragraph should be allowed.

(3) If a request is received under paragraph (2), the registrar may, if he considers it appropriate, seek the views of the person who applied for registration or cancellation, as the case may be, and if, after considering any such views and all other relevant matters, he is satisfied that a longer period should be allowed he may allow such period (not exceeding a period ending at 12 noon on the thirtieth [<sup>F41</sup>working] day after the date of issue of the notice) as he considers appropriate, whether or not the period is the same as any period requested by the cautioner.

(4) A request under paragraph (2) must be made before the period ending at 12 noon on the fifteenth [<sup>F42</sup>working] day after the date of issue of the notice has expired.

#### Textual Amendments

**F40** Word in [rule 53\(1\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

**F41** Word in [rule 53\(3\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

**F42** Word in [rule 53\(4\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

## PART 6

### REGISTERED LAND: APPLICATIONS, DISPOSITIONS AND MISCELLANEOUS ENTRIES

#### *Applications*

#### Outline applications

<sup>F43</sup>54. ....

#### Textual Amendments

**F43** Rule 54 omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 10](#)

#### [<sup>F44</sup>Electronic dispositions

**54A.** A disposition of a registered estate or charge which is a registrable disposition is a disposition falling within section 91(2) of the Act (electronic dispositions).

**54B.** The following are conditions to be met for the purpose of section 91(3)(d) of the Act—

- (a) the document purports to effect a kind of disposition which is specified in a notice given under rule 54C,
- (b) the document, each electronic signature which the document has and the certification of each electronic signature are in accordance with any requirements in such a notice, and,
- (c) such other conditions contained in the notice given under rule 54C as are appropriate to a document of that type.

**54C.**—(1) If the registrar is satisfied that adequate arrangements have been made or will be in place for dealing with documents in electronic form that purport to effect a disposition of a kind falling within rule 54A, he may, in such manner as he thinks appropriate, give notice publicising the fact.

(2) Subject to paragraphs (3), (4) and (5), a notice given under paragraph (1) will be current from the time specified in the notice until the time, if any, specified in the notice or, if no expiry date is specified in the notice, indefinitely.

(3) Subject to paragraph (6), a notice given under paragraph (1) may from time to time be varied, suspended, withdrawn, renewed or replaced by a further notice.

(4) Subject to paragraph (6), if and so long as owing to the breakdown or other unavailability of facilities or data involved in giving effect to the arrangements referred to in paragraph (1), such arrangements cease, in whole or part, to be effective, the notice shall cease, to the necessary extent, to be treated as current.

(5) Paragraph (4) will apply despite the absence of a variation, suspension or withdrawal of the notice under paragraph (3).

(6) On the occurrence of any of the events mentioned in paragraphs (3) and (4), if a document in electronic form has been prepared and has taken effect, but the disposition effected by it has not been registered, the registrar must make such arrangements as are appropriate for that disposition to be registered.

**54D.** The notice referred to in rule 54C—

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- (a) must specify the kind of dispositions to which it relates, and may specify only one kind of disposition or more than one kind of disposition referred to in rule 54A,
- (b) may make exceptions and limitations to a specified kind of disposition,
- (c) may apply different conditions for each specified kind of disposition.]

#### Textual Amendments

**F44** Rules 54A-54D inserted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 11](#)

#### Priority of applications

**55.**—(1) Where two or more applications relating to the same registered title are under the provisions of rule 15 taken as having been made at the same time, the order in which, as between each other, they rank in priority shall be determined in the manner prescribed by this rule.

(2) Where the applications are made by the same applicant, they rank in such order as he may specify.

(3) Where the applications are not made by the same applicant, they rank in such order as the applicants may specify that they have agreed.

(4) Where the applications are not made by the same applicant, and the applicants have not specified the agreed order of priority, the registrar must notify the applicants that their applications are regarded as having been delivered at the same time and request them to agree, within a specified time (being not less than fifteen [<sup>F45</sup>working] days), their order of priority.

(5) Where the parties fail within the time specified by the registrar to indicate the order of priority of their applications the registrar must propose the order of priority and serve notice on the applicants of his proposal.

(6) Any notice served under paragraph (5) must draw attention to the right of any applicant who does not agree with the registrar's proposal to object to another applicant's application under the provisions of section 73 of the Act.

(7) Where one transaction is dependent upon another the registrar must assume (unless the contrary appears) that the applicants have specified that the applications will have priority so as to give effect to the sequence of the documents effecting the transactions.

#### Textual Amendments

**F45** Word in [rule 55\(4\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

#### Dispositions affecting two or more registered titles

**56.**—(1) A disposition affecting two or more registered titles may, on the written request of the applicant, be registered as to some or only one of the registered titles.

(2) The applicant may later apply to have the disposition registered as to any of the other registered titles affected by it.

## **Duty to disclose unregistered interests that override registered dispositions**

**57.**—(1) Subject to paragraph (2), a person applying to register a registrable disposition of a registered estate must provide information to the registrar about any of the interests that fall within Schedule 3 to the Act that—

- (a) are within the actual knowledge of the applicant, and
- (b) affect the estate to which the application relates,

in Form DI.

(2) The applicant is not required to provide information about—

- (a) an interest that under section 33 or 90(4) of the Act cannot be protected by notice,
- (b) a public right,
- (c) a local land charge, or
- (d) a leasehold estate in land if—
  - (i) it is within paragraph 1 of Schedule 3 to the Act, and
  - (ii) at the time of the application, the term granted by the lease has one year or less to run.

(3) In this rule and in Form AP1, a “disclosable overriding interest” is an interest that the applicant must provide information about under paragraph (1).

(4) The applicant must produce to the registrar any documentary evidence of the existence of a disclosable overriding interest that is under his control.

(5) Where the applicant provides information about a disclosable overriding interest under this rule, the registrar may enter a notice in the register in respect of that interest.

### **Modifications etc. (not altering text)**

**C9** Rule 57 excluded (4.8.2008) by [The Land Registration \(Electronic Conveyancing\) Rules 2008 \(S.I. 2008/1750\)](#), rule 1, **Sch. 2 Pt. 2 para. 2**

## *Registrable dispositions—Form*

### **Form of transfer of registered estates**

**58.** A transfer of a registered estate must be in Form TP1, TP2, <sup>F46</sup>... TR1, TR2, TR5, AS1 or AS3, as appropriate [<sup>F47</sup>unless it is effected by an electronic document to which section 91 of the Act applies.]

### **Textual Amendments**

**F46** Word in rule 58 omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 15** (with rule 5)

**F47** Words in rule 58 added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 12**

### **[<sup>F48</sup>F] Form and content of prescribed clauses leases**

**58A.**—(1) Subject to paragraph (3), a prescribed clauses lease must begin with the required wording or that wording must appear immediately after any front sheet.

**Status:** Point in time view as at 04/01/2024.

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(2) Subject to paragraph (3), where a person applies for completion of a lease by registration and claims that the lease is not a prescribed clauses lease because the lease falls within (c) or (d) of the definition of prescribed clauses lease in paragraph (4), he must lodge with his application a certificate by a conveyancer to that effect or other evidence to satisfy the registrar as to his claim.

(3) If it appears to the registrar that a lease is not a prescribed clauses lease, then paragraph (1) and, so far as appropriate, paragraph (2) and rule 72A(3) shall not apply to that lease.

(4) In this rule—

“front sheet” means a front cover sheet, or a contents sheet if it is at the lease’s beginning, or a front cover sheet and contents sheet where the contents sheet is immediately after the front cover sheet, and a “contents sheet” means a contents sheet or index sheet (in each case, however described) or both,

“prescribed clauses lease” means a lease which—

- (a) is within section 27(2)(b) of the Act,
- (b) is granted on or after 19 June 2006,
- (c) is not granted in a form expressly required—
  - (i) by an agreement entered into before 19 June 2006,
  - (ii) by an order of the court,
  - (iii) by or under an enactment, or
  - (iv) by a necessary consent or licence for the grant of the lease given before 19 June 2006, and
- (d) is not a lease by virtue of a variation of a lease which is a deemed surrender and regrant, and

“required wording” means the wording in clauses LR1 to LR14 of Schedule 1A completed in accordance with the instructions in that Schedule and as appropriate for the particular lease.]

[<sup>F49</sup>(5) If a prescribed clauses lease is an electronic document to which section 91 of the Act applies, the required wording will be such of the wording in clauses LR1 to LR14 of Schedule 1A, and in such order, as is required by the notice given under rule 54C.

(6) Where the required wording is provided under paragraph (5) it must be to like effect to that which would have been provided had the wording been given in paper form.]

#### Textual Amendments

**F48** Rule 58A inserted (9.1.2006) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), [rules 1\(2\), 5](#)

**F49** [Rule 58A\(5\)\(6\)](#) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1, Sch. 1 para. 13](#)

#### Transfers by way of exchange

**59.**—(1) Where any registered estate is transferred wholly or partly in consideration of a transfer of another estate, the transaction must be effected by a transfer in one of the forms prescribed by rule 58.

(2) A receipt for the equality money (if any) must be given in the receipt panel and the following provision must be included in the additional provisions panel—

“This transfer is in consideration of a transfer (*or conveyance, or as appropriate,*) of (*brief description of property exchanged*) dated today [*if applicable,* and of the sum stated above paid for equality of exchange].”



### Transfer of leasehold land, the rent being apportioned or land exonerated

**60.**—(1) A transfer of a registered leasehold estate in land which contains a legal apportionment of or exoneration from the rent reserved by the lease must include the following statement in the additional provisions panel, with any necessary alterations and additions—

“Liability for the payment of [*if applicable* the previously apportioned rent of (*amount*) being part of] the rent reserved by the registered lease is apportioned between the Transferor and the Transferee as follows—

(*amount*) shall be payable out of the Property and the balance shall be payable out of the land remaining in title number (*title number of retained land*) or

the whole of that rent shall be payable out of the Property and none of it shall be payable out of the land remaining in title number (*title number of retained land*) or

the whole of that rent shall be payable out of the land remaining in title number (*title number of retained land*) and none of it shall be payable out of the Property”.

(2) Where in a transfer of part of a registered leasehold estate which is held under an old tenancy that part is, without the consent of the lessor, expressed to be exonerated from the entire rent, and the covenants in paragraph 20(4) of Schedule 12 to the Act are included, that paragraph shall apply as if—

- (a) the reference in paragraph 20(4)(a) to the rent apportioned to the part retained were to the entire rent, and
- (b) the covenants in paragraphs 20(4)(b) and (c) extended to a covenant to pay the entire rent.

(3) Where in a transfer of part of a registered leasehold estate which is held under an old tenancy that part is, without the consent of the lessor, expressed to be subject to or charged with the entire rent, and the covenants in paragraph 20(3) of Schedule 12 to the Act are included, that paragraph shall apply as if—

- (a) the reference in paragraph 20(3)(a) to the rent apportioned to the part transferred were to the entire rent, and
- (b) the covenants in paragraphs 20(3)(b) and (c) extended to a covenant to pay the entire rent.

#### *Execution by an attorney*

### Documents executed by attorney

**61.**—(1) If any document executed by an attorney is delivered to the land registry, there must be produced to the registrar—

- (a) the instrument creating the power, or
- (b) a copy of the power by means of which its contents may be proved under section 3 of the Powers of Attorney Act 1971 <sup>M8</sup>, or
- <sup>F50</sup>(c) a document which under section 4 of the Evidence and Powers of Attorney Act 1940, paragraph 16 of Part 2 of Schedule 1, or paragraph 15(3) of Part 5 of Schedule 4 to the Mental Capacity Act 2005 (c.9) is sufficient evidence of the contents of the power, or]
- (d) a certificate by a conveyancer in Form 1.

<sup>F51</sup>(2) If an order or direction under section 22 or 23 of, or paragraph 16 of Part 5 of Schedule 4 to, the Mental Capacity Act 2005 has been made with respect to a power or the donor of the power or the attorney appointed under it, the order or direction must be produced to the registrar.]

(3) In this rule, “power” means the power of attorney.

**Status:** Point in time view as at 04/01/2024.

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#### Textual Amendments

- F50** Rule 61(1)(c) substituted (1.10.2007) by [The Mental Capacity Act 2005 \(Transitional and Consequential Provisions\) Order 2007 \(S.I. 2007/1898\)](#), art. 1, **Sch. 1 para. 31(2)(a)**
- F51** Rule 61(2) substituted (1.10.2007) by [The Mental Capacity Act 2005 \(Transitional and Consequential Provisions\) Order 2007 \(S.I. 2007/1898\)](#), art. 1, **Sch. 1 para. 31(2)(b)**

#### Marginal Citations

- M8** 1971 c. 27.

### Evidence of non-revocation of power more than 12 months old

**62.**—(1) If any transaction between a donee of a power of attorney and the person dealing with him is not completed within 12 months of the date on which the power came into operation, the registrar may require the production of evidence to satisfy him that the power had not been revoked at the time of the transaction.

(2) The evidence that the registrar may require under paragraph (1) may consist of or include a statutory declaration [<sup>F52</sup>or statement of truth] by the person who dealt with the attorney or a certificate given by that person's conveyancer in Form 2.

#### Textual Amendments

- F52** Words in rule 62(2) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 16** (with rule 5)

### Evidence in support of power delegating trustees' functions to a beneficiary

**63.**—(1) If any document executed by an attorney to whom functions have been delegated under section 9 of the Trusts of Land and Appointment of Trustees Act 1996 <sup>M9</sup> is delivered to the registrar, the registrar may require the production of evidence to satisfy him that the person who dealt with the attorney—

- (a) did so in good faith, and
- (b) had no knowledge at the time of the completion of the transaction that the attorney was not a person to whom the functions of the trustees in relation to the land to which the application relates could be delegated under that section.

(2) The evidence that the registrar may require under paragraph (1) may consist of or include a statutory declaration [<sup>F53</sup>or statement of truth] by the person who dealt with the attorney or a certificate given by that person's conveyancer either in Form 3 or, where evidence of non-revocation is also required pursuant to rule 62, in Form 2.

#### Textual Amendments

- F53** Words in rule 63(2) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 17** (with rule 5)

#### Marginal Citations

- M9** 1996 c. 47.

## Covenants

### Positive covenants

**64.**—(1) The registrar may make an appropriate entry in the proprietorship register of any positive covenant that relates to a registered estate given by the proprietor or any previous proprietor of that estate.

(2) Any entry made under paragraph (1) must, where practicable, refer to the instrument that contains the covenant.

(3) If it appears to the registrar that a covenant referred to in an entry made under paragraph (1) does not bind the current proprietor of the registered estate, he must remove the entry.

### Indemnity covenants

**65.**—(1) The registrar may make an appropriate entry in the proprietorship register of an indemnity covenant given by the proprietor of a registered estate in respect of any restrictive covenant or other matter that affects that estate or in respect of a positive covenant that relates to that estate.

(2) Any entry made under paragraph (1) must, where practicable, refer to the instrument that contains the indemnity covenant.

(3) If it appears to the registrar that a covenant referred to in an entry made under paragraph (1) does not bind the current proprietor of the registered estate, he must remove the entry.

### Modification of implied covenants in transfer of land held under an old tenancy

**66.** Where a transfer of a registered leasehold estate which is an old tenancy modifies or negatives any covenants implied by paragraphs 20(2) and (3) of Schedule 12 to the Act, an entry that the covenants have been so modified or negated must be made in the register.

### Covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 and under the Law of Property Act 1925

**67.**—(1) Subject to paragraph (2), a registrable disposition may be expressed to be made either with full title guarantee or with limited title guarantee and, in the case of a disposition which is effected by an instrument in the Welsh language, the appropriate Welsh expression specified in section 8(4) of the 1994 Act may be used.

(2) In the case of a registrable disposition to which section 76 of the LPA 1925 applies by virtue of section 11(1) of the 1994 Act—

- (a) a person may be expressed to execute, transfer or charge as beneficial owner, settlor, trustee, mortgagee, or personal representative of a deceased person or under an order of the court, and the document effecting the disposition may be framed accordingly, and
- (b) any covenant implied by virtue of section 76 of the LPA 1925 in such a disposition will take effect as though the disposition was expressly made subject to—
  - (i) all charges and other interests that are registered at the time of the execution of the disposition and affect the title of the covenantor,
  - (ii) any of the matters falling within Schedule 3 to the Act of which the purchaser has notice and subject to which it would have taken effect, had the land been unregistered.

(3) The benefit of any covenant implied under sections 76 and 77 of the LPA 1925 or either of them will, on and after the registration of the disposition in which it is implied, be annexed and

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incident to and will go with the registered proprietorship of the interest for the benefit of which it is given and will be capable of being enforced by the proprietor for the time being of that interest.

(4) The provisions of paragraphs (2)(b) and (3) are in addition to and not in substitution for the other provisions relating to covenants contained in the LPA 1925.

(5) Except as provided in paragraph (6), no reference to any covenant implied by virtue of Part I of the 1994 Act, or by section 76 of the LPA 1925 as applied by section 11(1) of the 1994 Act, shall be made in the register.

(6) A reference may be made in the register where a registrable disposition of leasehold land limits or extends [<sup>F54</sup>a covenant implied under section 4(1)(b)] of the 1994 Act.

(7) In this rule “the LPA 1925” means the Law of Property Act 1925 <sup>M10</sup> and “the 1994 Act” means the Law of Property (Miscellaneous Provisions) Act 1994 <sup>M11</sup>.

#### Textual Amendments

**F54** Words in rule 67(6) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 18](#) (with rule 5)

#### Marginal Citations

**M10** 1925 c. 20.

**M11** 1994 c. 36.

#### [<sup>F55</sup>Additional provision as to implied covenants]

[<sup>F55</sup>**68.** A document effecting a registrable disposition of leasehold land which limits or extends a covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 must do so by express reference to that section.]

#### Textual Amendments

**F55** Rule 68 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 19](#) (with rule 5)

#### Transfer of registered estate subject to a rentcharge

**69.**—(1) Where the covenants set out in Part VII or Part VIII of Schedule 2 to the LPA 1925 are included in a transfer, the references to “the grantees”, “the conveyance” and “the conveying parties” shall be treated as references to the transferees, the transfer and the transferors respectively.

(2) Where in a transfer to which section 77(1)(B) of the LPA 1925 does not apply, part of a registered estate affected by a rentcharge is, without the consent of the owner of the rentcharge, expressed to be exonerated from the entire rent, and the covenants in paragraph (ii) of Part VIII of Schedule 2 to the LPA 1925 are included, that paragraph shall apply as if—

- (a) any reference to the balance of the rent were to the entire rent, and
- (b) the words “, other than the covenant to pay the entire rent,” were omitted.

(3) Where in a transfer to which section 77(1)(B) of the LPA 1925 does not apply, part of a registered estate affected by a rentcharge is, without the consent of the owner of the rentcharge, expressed to be subject to or charged with the entire rent, and the covenants in paragraph (i) of Part VIII of Schedule 2 to the LPA 1925 are included, that paragraph shall apply as if—

- (a) any reference to the apportioned rent were to the entire rent, and

- (b) the words “(other than the covenant to pay the entire rent)” were omitted.
- (4) On a transfer of a registered estate subject to a rentcharge—
- (a) any covenant implied by section 77(1)(A) or (B) of the LPA 1925 may be modified or negatived, and
- (b) any covenant included in the transfer may be modified,
- by adding suitable words to the transfer.
- (5) In this rule “the LPA 1925” means the Law of Property Act 1925.

### *Mines or minerals*

#### [<sup>F56</sup> **Description of land where mines or minerals situated**]

[<sup>F56</sup>70. Where the registrar is describing a registered estate in land in the property register by reference to land where mines or minerals are or may be situated, he may make an entry to the effect that the description is an entry made under rule 5(a) and is not a note that the registered estate includes the mines or minerals for the purposes of paragraph 2 of Schedule 8 to the Act.]

#### **Textual Amendments**

**F56** Rule 70 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 20](#) (with rule 5)

#### [<sup>F57</sup> **Note as to inclusion of mines or minerals in the registered estate**]

[<sup>F57</sup>71.—(1) An application for a note to be entered that a registered estate includes the mines or minerals, or specified mines or minerals, must be accompanied by evidence to satisfy the registrar that those mines or minerals are included in the registered estate.

(2) If the registrar is satisfied that those mines or minerals are included in the registered estate, he must enter the appropriate note.]

#### **Textual Amendments**

**F57** Rule 71 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 21](#) (with rule 5)

### *Miscellaneous entries*

#### [<sup>F58</sup> **Register entries arising from transfers and charges of part**]

[<sup>F58</sup>72.—(1) Subject to paragraphs (2) and (3), on registration of a transfer or charge of part of the registered estate in a registered title the registrar must make an entry in the property register of that registered title referring to the removal of the estate comprised in the transfer or charge.

(2) The registrar may, instead of making the entry referred to in paragraph (1), make a new edition of the registered title out of which the transfer or charge is made and, if the registrar considers it desirable, he may allot a new title number to that registered title.

*Status: Point in time view as at 04/01/2024.*

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(3) Paragraph (1) only applies to a charge of part of a registered estate in a registered title if the registrar decides that the charged part will be comprised in a separate registered title from the uncharged part.

(4) Subject to paragraph (5), on registration of a transfer or charge of part of the registered estate in a registered title the registrar must (where appropriate) make entries in the relevant individual registers in respect of any rights, restrictive covenants, provisions and other matters created by the transfer or charge which are capable of being entered in an individual register.

(5) The registrar need make no entries under paragraph (4) in individual registers where the title numbers of those registers in which entries are to be made have not been given in panel 2 of the Form AP1 lodged for the purpose of registering the transfer or charge, unless separate application is made in respect of the rights, restrictive covenants, provisions or other matters.

(6) Unless the Form AP1 contains a specific application, the registrar need not complete under paragraph 6 of Schedule 2 to the Act the registration of an interest of a kind falling within section 1(2)(b) of the Law of Property Act 1925 contained in a transfer or charge of part of the registered estate in a registered title.]

#### Textual Amendments

**F58** Rule 72 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 22](#) (with rule 5)

#### [<sup>F59</sup> Register entries arising in respect of leases within section 27(2)(b) of the Act granted on or after 19 June 2006

**72A.**—(1) This rule applies to leases within section 27(2)(b) of the Act granted on or after 19 June 2006.

(2) Subject to paragraphs (3), (4) and (6), on completion of the lease by registration the registrar must (where appropriate) make entries in the relevant individual register in respect of interests contained in that lease which are of the nature referred to in clauses LR9, LR10, LR11 or LR12.

(3) Subject to rule 58A(3), where the lease is a prescribed clauses lease and contains a prohibition or restriction on disposal of the nature referred to in clause LR8 or contains interests of the nature referred to in clauses LR9, LR10, LR11 or LR12, but the prohibition or restriction or interests are not specified or referred to in those clauses or the lease does not contain the required wording in relation to them, then the registrar need take no action in respect of them unless separate application is made.

(4) The registrar need make no entries in individual registers in respect of interests of the nature referred to in clauses LR9, LR10 or LR11 or a restriction set out in clause LR13 where—

- (a) in the case of a prescribed clauses lease, the title numbers of the individual registers have not been given in clause LR2.2, or
- (b) in any other case, the title numbers of the individual registers required by clause LR2.2 have not been given in panel 2 of the Form AP1 lodged for the purpose of completing the lease by registration,

unless separate application is made in respect of the interests or restriction.

(5) Where a separate application required by paragraphs (3) or (4) is made in Form AP1 and is in respect of either a prohibition or restriction on disposal of the lease or the grant or reservation of an easement, the Form AP1 must specify the particular clause, schedule or paragraph of a schedule where the prohibition or restriction or easement is contained in the lease.

(6) The requirement under paragraph (2) to make an entry in respect of an interest of the nature referred to in clause LR12 is satisfied by entry (where appropriate) of notice of the interest created.

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(7) In this rule—

- (a) a reference to a clause with the prefix “LR” followed by a number is to the clause so prefixed and numbered in Schedule 1A, and
- (b) “prescribed clauses lease” and “required wording” have the same meanings as in rule 58A(4).]

**Textual Amendments**

**F59** Rule 72A inserted (9.1.2006) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(2), 6

**[<sup>F60</sup>Entries in the tenant’s registered title in respect of notices in the landlord’s registered title**

**72B.** On completion of a lease within section 27(2)(b) or (c) of the Act by registration, the registrar must enter a notice or make another entry, as appropriate, in the individual register of the registered lease in respect of any interest which—

- (a) at the time of registration, is the subject of a notice in the individual register of the registered estate out of which the lease is granted, and
- (b) the registrar considers may affect the registered lease.

**Textual Amendments**

**F60** Rules 72B, 72C inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 23** (with rule 5)

**Register entries arising from other registrable dispositions**

**72C.—**(1) This rule applies to dispositions of registered estates within section 27(2) of the Act, to which rules 72 and 72A do not apply.

(2) Subject to paragraph (3), on registration of a disposition within paragraph (1), the registrar must (where appropriate) make entries in the relevant individual registers in respect of any rights, restrictive covenants, provisions and other matters created by the disposition which are capable of being entered in an individual register.

(3) The registrar need make no entries in individual registers under paragraph (2) where the title numbers of those registers have not been given in panel 2 of the Form AP1 lodged for the purpose of registering the disposition, unless separate application is made in respect of the rights, restrictive covenants, provisions or other matters.

(4) Unless the Form AP1 contains a specific application, the registrar need not complete under paragraph 6 of Schedule 2 to the Act the registration of an interest of a kind falling within section 1(2)(b) of the Law of Property Act 1925 contained in a disposition within paragraph (1).]

**Textual Amendments**

**F60** Rules 72B, 72C inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 23** (with rule 5)

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## [<sup>F61</sup>Application for register entries for legal easements and profits a prendre]

[<sup>F61</sup>73A.—(1) A proprietor of a registered estate may apply to be registered as the proprietor of a legal easement or profit a prendre which—

- (a) has been expressly granted or reserved over an unregistered estate, or
- (b) has been acquired otherwise than by express grant or reservation.

(2) The application must be accompanied by evidence to satisfy the registrar that the easement or profit a prendre is a legal estate which subsists for the benefit of the applicant's registered estate.

(3) In paragraph (1)(a) the reference to express grant does not include a grant as a result of the operation of section 62 of the Law of Property Act 1925, but the reference in paragraph (1)(b) to acquisition otherwise than by express grant does include an acquisition as a result of the operation of that section.

(4) The evidence referred to in paragraph (2) may consist of, or include, a statement of truth, which may be made in Form ST4, if appropriate.

(5) Where the registrar is not satisfied that the right claimed is a legal estate which subsists for the benefit of the applicant's registered estate, the registrar may enter details of the right claimed in the property register with such qualification as he considers appropriate.]

### Textual Amendments

**F61** Rule 73A substituted for rules 73, 74, 75 (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\), rule 2\(1\), Sch. 1 para. 24](#) (with rule 5)

## Note as to rights of light or air

76. If it appears to the registrar that an agreement prevents the acquisition of rights of light or air for the benefit of the registered estate, he may make an entry in the property register of that estate.

## [<sup>F62</sup>No entry in the register of a right of entry in certain leases]

[<sup>F62</sup>77.—(1) This rule applies to a right of entry created in a grant of a term of years absolute, the right being exercisable over or in respect of that term of years.

(2) Where the grant is completed by registration, the disposition which consists of the creation of the right of entry is also completed by registration, without any specific entry relating to it being made in the register.]

### Textual Amendments

**F62** Rule 77 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\), rule 2\(1\), Sch. 1 para. 25](#) (with rule 5)

## Note of variation of lease etc on register

<sup>F63</sup>78. ....



*Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

#### Textual Amendments

**F63** Rule 78 revoked (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 26](#) (with rule 5)

### Determination of registered estates

**79.**—(1) An application to record in the register the determination of a registered estate must be accompanied by evidence to satisfy the registrar that the estate has determined.

(2) Subject to paragraph (3), if the registrar is satisfied that the estate has determined, he must close the registered title to the estate and cancel any notice in any other registered title relating to it.

(3) Where an entry is made under rule 173 the registrar need not close the registered title to the estate until a freehold legal estate in land in respect of the land in which such former estate subsisted has been registered.

### [<sup>F64</sup>Acquisition of the right to manage by a RTM company

**79A.**—(1) This rule applies where a RTM company applies for an entry to be made in an individual register of a registered estate to the effect that the RTM company has acquired the right to manage.

(2) An application for such an entry must be accompanied by evidence to satisfy the registrar that—

- (a) the applicant is a RTM company,
- (b) the right to manage is in relation to premises comprised in the registered estate,
- (c) the registered proprietor of the registered estate is the landlord under a lease of the whole or part of the premises, and
- (d) the right to manage the premises has been acquired, and remains exercisable, by the RTM company.

(3) If the registrar is so satisfied, he must make an appropriate entry in the proprietorship register of the registered estate.

(4) In this rule, “right to manage” and “RTM company” have the same meanings as in sections 71 and 73 of the Commonhold and Leasehold Reform Act 2002.]

#### Textual Amendments

**F64** Rule 79A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 27](#) (with rule 5)

## PART 7

### NOTICES

#### Certain interests to be protected by agreed notices

**80.** A person who applies for the entry of a notice in the register must apply for the entry of an agreed notice where the application is for—

- (a) a <sup>F65</sup>... home rights notice,

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- (b) an inheritance tax notice,
- (c) a notice in respect of an order under the Access to Neighbouring Land Act 1992 <sup>M12</sup>,
- (d) a notice of any variation of a lease effected by or under an order under section 38 of the Landlord and Tenant Act 1987 <sup>M13</sup> (including any variation as modified by an order under section 39(4) of that Act),
- (e) a notice in respect of a—
  - (i) public right, or
  - (ii) customary right.

#### Textual Amendments

**F65** Word in rule 80(a) deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), [rules 1\(3\)](#), **10**

#### Marginal Citations

**M12** 1992 c. 23.

**M13** 1987 c. 31.

### Application for an agreed notice

**81.**—(1) Subject to paragraph (2), an application for the entry in the register of an agreed notice (including an agreed notice in respect of any variation of an interest protected by a notice) must be—

- (a) made in Form AN1,
- (b) accompanied by the order or instrument (if any) giving rise to the interest claimed or, if there is no such order or instrument, such other details of the interest claimed as satisfy the registrar as to the nature of the applicant's claim, and
- (c) accompanied, where appropriate, by—
  - (i) the consent referred to in section 34(3)(b) of the Act, and, where appropriate, evidence to satisfy the registrar that the person applying for, or consenting to the entry of, the notice is entitled to be registered as the proprietor of the registered estate or charge affected by the interest to which the application relates, or
  - (ii) evidence to satisfy the registrar as to the validity of the applicant's claim.

(2) Paragraph (1) does not apply to an application for the entry of a <sup>F66</sup>... home rights notice made under rule 82.

[<sup>F67</sup>(3) Paragraph (1)(b) does not apply to an application for the entry in the register of an agreed notice in relation to an electronic disposition stored by the registrar, provided that the applicant gives sufficient details of the document effecting the disposition to enable the registrar to identify it.]

#### Textual Amendments

**F66** Word in rule 81(2) deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), [rules 1\(3\)](#), **11**

**F67** Rule 81(3) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 14](#)

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### Modifications etc. (not altering text)

**C10** Rule 81(1)(b) excluded (4.8.2008) by [The Land Registration \(Electronic Conveyancing\) Rules 2008 \(S.I. 2008/1750\)](#), rules 1, 6, **Sch. 2 Pt. 2 para. 3**

### Application for a <sup>F68</sup>... home rights notice or its renewal

**82.**—(1) An application under section 31(10)(a) or section 32 of, and paragraph 4(3)(b) of Schedule 4 to, the Family Law Act 1996 <sup>M14</sup> for the entry of an agreed notice in the register must be in [<sup>F69</sup>Form HR1] .

(2) An application to renew the registration of a <sup>F70</sup>... home rights notice or a matrimonial home rights caution under section 32 of, and paragraph 4(3)(a) of Schedule 4 to, the Family Law Act 1996 must be in [<sup>F71</sup>Form HR2] .

(3) An application in [<sup>F72</sup>Form HR1] , where the application is made under section 32 of, and paragraph 4(3)(b) of Schedule 4 to, the Family Law Act 1996, or in [<sup>F72</sup>Form HR2] must be accompanied by—

- (a) an office copy of the section 33(5) order, or
- (b) a conveyancer's certificate that he holds an office copy of the section 33(5) order.

### Textual Amendments

**F68** Word in rule 82 heading deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **12(1)**

**F69** Words in rule 82(1) substituted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **12(2)**

**F70** Word in rule 82(2) deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **12(3)**

**F71** Words in rule 82(2) substituted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **12(3)**

**F72** Words in rule 82(3) substituted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **12(4)**

### Marginal Citations

**M14** 1996 c. 27.

### Application for entry of a unilateral notice

**83.** An application for the entry in the register of a unilateral notice must be in Form UN1.

### Entry of a notice in the register

**84.**—(1) A notice under section 32 of the Act must be entered in the charges register of the registered title affected.

(2) The entry must identify the registered estate or registered charge affected and, where the interest protected by the notice only affects part of the registered estate in a registered title, it must contain sufficient details, by reference to a plan or otherwise, to identify clearly that part.

(3) In the case of a notice (other than a unilateral notice), the entry must give details of the interest protected.

**Status:** Point in time view as at 04/01/2024.

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(4) In the case of a notice (other than a unilateral notice) of a variation of an interest protected by a notice, the entry must give details of the variation.

(5) In the case of a unilateral notice, the entry must give such details of the interest protected as the registrar considers appropriate.

### **Removal of a unilateral notice**

**85.**—(1) An application for the removal of a unilateral notice from the register under section 35(3) of the Act must be in Form UN2.

(2) The personal representative or trustee in bankruptcy of the person shown in the register as the beneficiary of a unilateral notice may apply under section 35(3) of the Act; and if he does he must provide evidence to satisfy the registrar as to his appointment as personal representative or trustee in bankruptcy.

(3) If the registrar is satisfied that the application is in order he must remove the notice.

### **Cancellation of a unilateral notice**

**86.**—(1) An application to cancel a unilateral notice under section 36 of the Act must be made in Form UN4.

(2) An application made under section 36(1)(b) of the Act must be accompanied by—

- (a) evidence to satisfy the registrar of the applicant's entitlement to be registered as the proprietor of the estate or charge to which the unilateral notice the subject of the application relates, or
- (b) a conveyancer's certificate that the conveyancer is satisfied that the applicant is entitled to be registered as the proprietor of the estate or charge to which the unilateral notice the subject of the application relates.

(3) The period referred to in section 36(3) of the Act is the period ending at 12 noon on the fifteenth [<sup>F73</sup>working] day after the date of issue of the notice or such longer period as the registrar may allow following a request under paragraph (4), provided that the longer period never exceeds a period ending at 12 noon on the thirtieth [<sup>F73</sup>working] day after the issue of the notice.

(4) The request referred to in paragraph (3) is one by the beneficiary to the registrar setting out why the longer period referred to in that paragraph should be allowed.

(5) If a request is received under paragraph (4) the registrar may, if he considers it appropriate, seek the views of the person who applied for cancellation and if after considering any such views and all other relevant matters he is satisfied that a longer period should be allowed he may allow such period (not exceeding a period ending at 12 noon on the thirtieth [<sup>F74</sup>working] day after the issue of the notice) as he considers appropriate, whether or not the period is the same as any period requested by the beneficiary.

(6) A request under paragraph (4) must be made before the period ending at 12 noon on the fifteenth [<sup>F75</sup>working] day after the date of issue of the notice under section 36(2) of the Act has expired.

(7) A person entitled to be registered as the beneficiary of a notice under rule 88 may object to an application under section 36(1) of the Act for cancellation of that notice and the reference to the beneficiary in section 36(3) includes such a person.

[<sup>F76</sup>(8) Where there are two or more persons—

- (a) shown in the register as the beneficiary of the notice, or
- (b) to whom paragraph (7) applies,

each such person is a beneficiary of the notice for the purpose of section 36(3) of the Act.]

#### Textual Amendments

- F73** Word in rule 86(3) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 6**
- F74** Word in rule 86(5) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 6**
- F75** Word in rule 86(6) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 6**
- F76** Rule 86(8) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 28** (with rule 5)

#### Cancellation of a notice (other than a unilateral notice or a <sup>F77</sup>... home rights notice)

**87.**—(1) An application for the cancellation of a notice (other than a unilateral notice or a <sup>F78</sup>... home rights notice) must be in Form CN1 and be accompanied by evidence to satisfy the registrar of the determination of the interest.

(2) Where a person applies for cancellation of a notice in accordance with paragraph (1) and the registrar is satisfied that the interest protected by the notice has come to an end, he must cancel the notice or make an entry in the register that the interest so protected has come to an end.

(3) If the interest protected by the notice has only come to an end in part, the registrar must make an appropriate entry.

[<sup>F79</sup>(4) If the registrar is not satisfied that the interest protected by the notice has come to an end, he may enter in the register details of the circumstances in which the applicant claims the interest has determined.]

#### Textual Amendments

- F77** Word in rule 87 heading deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **13**
- F78** Word in rule 87(1) deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **13**
- F79** Rule 87(4) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 29** (with rule 5)

#### [<sup>F80</sup>Cancellation of a home rights notice

**87A.** An application for the cancellation of a home rights notice must be made in Form HR4.]

#### Textual Amendments

- F80** Rule 87A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 30** (with rule 5)

#### Registration of a new or additional beneficiary of a unilateral notice

**88.**—(1) A person entitled to the benefit of an interest protected by a unilateral notice may apply to be entered in the register in place of, or in addition to, the registered beneficiary.

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- (2) An application under paragraph (1) must be—
- (a) in Form UN3, and
  - (b) accompanied by evidence to satisfy the registrar of the applicant's title to the interest protected by the unilateral notice.
- (3) Subject to paragraph (4), if an application is made in accordance with paragraph (2) and the registrar is satisfied that the interest protected by the unilateral notice is vested—
- (a) in the applicant, the registrar must enter the applicant in the register in place of the registered beneficiary, or
  - (b) in the applicant and the registered beneficiary, the registrar must enter the applicant in addition to the registered beneficiary.
- (4) Except where one of the circumstances specified in paragraph (5) applies, the registrar must serve notice of the application on the registered beneficiary before entering the applicant in the register.
- (5) The registrar is not obliged to serve notice on the registered beneficiary if—
- (a) the registered beneficiary signs Form UN3 or otherwise consents to the application, or
  - (b) the applicant is the registered beneficiary's personal representative and evidence of his title to act accompanies the application.
- (6) In this rule, “registered beneficiary” means the person shown in the register as the beneficiary of the notice at the time an application is made under paragraph (1).

#### **Notice of unregistered interests**

**89.**—(1) If the registrar enters a notice of an unregistered interest under section 37(1) of the Act, he must give notice—

- (a) subject to paragraph (2), to the registered proprietor, and
  - (b) subject to paragraph (3), to any person who appears to the registrar to be entitled to the interest protected by the notice or whom the registrar otherwise considers appropriate.
- (2) The registrar is not obliged to give notice to a registered proprietor under paragraph (1)(a) who applies for entry of the notice or otherwise consents to an application to enter the notice.
- (3) The registrar is not obliged to give notice to a person referred to in paragraph (1)(b) if—
- (a) that person applied for the entry of the notice or consented to the entry of the notice, or
  - (b) that person's name and his address for service under rule 198 are not set out in the individual register in which the notice is entered.

#### **Application for entry of a notice under paragraph 5(2) or, in certain cases, paragraph 7(2)(a) of Part 1 of Schedule 2 to the Act**

**90.** An application to meet the registration requirements under—

- (a) paragraph 5(2) of Part 1 of Schedule 2 to the Act, or
- (b) paragraph 7(2)(a) of that Part, where the interest is created for the benefit of an unregistered estate,

must be made in Form AP1 [<sup>F81</sup>or Form AN1].

### Textual Amendments

**F81** Words in rule 90 added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 15](#)

## PART 8 RESTRICTIONS

### Standard forms of restriction

**91.**—(1) The forms of restriction set out in Schedule 4 [<sup>F82</sup>(varied, where appropriate, as permitted by rule 91A)] are standard forms of restriction prescribed under section 43(2)(d) of the Act.

(2) The word “conveyancer”, where it appears in any of the standard forms of restriction, has the same meaning as in these rules.

(3) The word “registered”, where it appears in any of the standard forms of restriction in relation to a disposition, means completion of the registration of that disposition by meeting the relevant registration requirements under section 27 of the Act.

### Textual Amendments

**F82** Words in rule 91(1) inserted (24.10.2005) by [The Land Registration \(Amendment\) Rules 2005 \(S.I. 2005/1766\)](#), rules 1, 3

### Completion of standard forms of restriction

[<sup>F83</sup>**91A.**—(1) Subject to paragraphs (2) and (3), [<sup>F84</sup>if] a standard form of restriction is to affect part only of the registered estate, then, where it refers to a disposition, or to a disposition of a specified type, to which it applies, that reference may be followed by the words “of the part of the registered estate” together with a sufficient description, by reference to a plan or otherwise, to identify clearly the part so affected.

(2) The words incorporated [<sup>F85</sup>under] paragraph (1) shall be in place of the words “of the registered estate” where those latter words appear in a standard form of restriction and are referring to a disposition, or to a disposition of a specified type, to which the restriction applies.

(3) The registrar may alter the words of any restriction affecting part of the registered estate <sup>F86</sup>... that he intends to enter in the register so that such part is described by reference to the relevant title plan or in another appropriate way.

[<sup>F87</sup>(4) A restriction in Form L, N, S, T, II, NN or OO may commence with—

- (a) the words “Until the death of [*name*]”,
- (b) the words “Until the death of the survivor of [*names of two or more persons*]”, or
- (c) the word “Until” followed by a calendar date.]

[<sup>F88</sup>(5) A restriction in Form M, O, P or PP may commence with the word “Until” followed by a calendar date.

(6) Where a restriction in Form J, K, Q, S, T, BB, DD, FF, HH, JJ, LL or OO relates to a registered charge, which is one of two or more registered charges bearing the same date and affecting the same

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registered estate, the words “in favour of” followed by the name of the registered proprietor of the charge must be inserted in the restriction after the date of the charge.

(7) Where in a standard form of restriction the word “they” or “their” refers to a person named in the restriction, it may be replaced as appropriate by the word “he”, “she”, “it”, “his”, “her” or “its”.

(8) Where a standard form of restriction permits a type of disposition to be specified in place of the word “disposition”, the types of disposition that may be specified are “transfer”, “lease”, “charge” or “sub-charge”, or any appropriate combination of those types.]]

#### Textual Amendments

- F83** Rule 91A inserted (24.10.2005) by [The Land Registration \(Amendment\) Rules 2005 \(S.I. 2005/1766\)](#), rules 1, 4
- F84** Word in rule 91A(1) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 31\(a\)](#) (with rule 5)
- F85** Word in rule 91A(2) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 31\(b\)](#) (with rule 5)
- F86** Word in rule 91A(3) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 31\(c\)](#) (with rule 5)
- F87** Rule 91A(4) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 31\(d\)](#) (with rule 5)
- F88** Rules 91A(5)-(8) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 31\(e\)](#) (with rule 5)

#### [<sup>F89</sup>Where a certificate or consent under a restriction is given by a corporation

**91B.**—(1) Subject to paragraphs (2), (3) and (4), where a certificate or written consent required by the terms of a restriction is given by a corporation aggregate, it must be signed on its behalf by—

- (a) its clerk, secretary or other permanent officer,
- (b) a member of its board of directors, council or other governing body,
- (c) its conveyancer, or
- (d) its duly authorised employee or agent.

(2) This rule does not apply where the certificate or written consent is given in a deed executed by the company or in a document to which section 91 of the Act applies.

(3) Paragraph (1) does not apply if a contrary intention appears in the restriction, except where paragraph (4) applies.

(4) Where a restriction requires a certificate or consent to be signed on behalf of a corporation aggregate by its secretary (whether or not it also permits signature by its conveyancer), and the corporation has no secretary, the certificate or consent must be signed on its behalf by a person specified in paragraph (1).

(5) A document signed on behalf of a corporation in accordance with this rule must state the full name of the signatory and the capacity in which the signatory signs.]

#### Textual Amendments

- F89** Rule 91B inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 32](#) (with rule 5)



## Application for a restriction and the prescribed period under section 45(2) of the Act

92.—(1) Subject to paragraphs (5), (6), (7) and (8) an application for a restriction to be entered in the register must be made in Form RX1.

(2) The application must be accompanied by—

- (a) full details of the required restriction,
- [<sup>F90</sup>(b) where rule 198(2)(d) applies, the address for service of the person named in the restriction,]
- (c) if the application is made with the consent of the relevant registered proprietor, or a person entitled to be registered as such proprietor, and that consent is not given in Form RX1, the relevant consent,
- (d) if the application is made by or with the consent of a person entitled to be registered as the relevant registered proprietor, evidence to satisfy the registrar of his entitlement, and
- (e) if the application is made by a person who claims that he has a sufficient interest in the making of the entry, the statement referred to in paragraph (3) signed by the applicant or his conveyancer.

[<sup>F91</sup>(3) The statement required under paragraph (2)(e) must—

- (a) give details of the nature of the applicant's interest in the making of the entry of the required restriction, and
- (b) give details of how the applicant's interest arose.]

(4) If requested to do so, an applicant within paragraph (2)(e) must supply further evidence to satisfy the registrar that he has a sufficient interest.

(5) The registrar may accept a certificate given by a conveyancer that the conveyancer is satisfied that the person making or consenting to the application is entitled to be registered as the relevant proprietor, and that either—

- (a) the conveyancer holds the originals of the documents that contain evidence of that person's entitlement, or
- (b) an application for registration of that person as proprietor is pending at the land registry.

(6) If an application is made with the consent of the relevant registered proprietor, or a person entitled to be registered as such proprietor, the registrar may accept a certificate given by a conveyancer that the conveyancer holds the relevant consent.

[<sup>F92</sup>(7) Paragraph (1) of this rule does not apply where a person applies for the entry of a standard form of restriction—

- (a) in the additional provisions panel of Form TP1, TP2, TR1, TR2, TR4, TR5, AS1, AS2 or AS3,
- (b) in panel 8 of Form CH1 <sup>F93</sup> ...,
- (c) in an approved charge,
- (d) in clause LR13 (as set out in Schedule 1A) of a relevant lease, or
- (e) in Form A, using Form SEV][<sup>F94</sup>, or]
- [<sup>F95</sup>(f) in an electronic document to which section 91 of the Act applies where the form of the document (including the application for the restriction) has first been approved by the registrar.]

(8) This rule does not apply to an application to the registrar to give effect to an order of the court made under section 46 of the Act.

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(9) The period for the purpose of section 45(2) of the Act is the period ending at 12 noon on the fifteenth [<sup>F96</sup>working] day after the date of issue of the notice under section 45(1) or, if more than one such notice is issued, the date of issue of the latest notice.

[<sup>F97</sup>(10) In this rule—

“approved charge” means a charge the form of which (including the application for the restriction) has first been approved by the registrar, and

“relevant lease” means—

- (a) a prescribed clauses lease as defined in rule 58A(4), or
- (b) any other lease which complies with the requirements as to form and content set out in rule 58A(1) and which either is required to be completed by registration under section 27(2)(b) of the Act or is the subject of an application for first registration of the title to it.]

#### Textual Amendments

- F90** Rule 92(2)(b) substituted (24.10.2005) by [The Land Registration \(Amendment\) Rules 2005 \(S.I. 2005/1766\)](#), [rules 1, 5](#)
- F91** Rule 92(3) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 33\(a\)](#) (with rule 5)
- F92** Rule 92(7) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 33\(b\)](#) (with rule 5)
- F93** Words in [rule 92\(7\)\(b\)](#) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 16\(1\)](#)
- F94** Word in [rule 92\(7\)\(e\)](#) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 16\(2\)](#)
- F95** [Rule 92\(7\)\(f\)](#) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 16\(3\)](#)
- F96** Word in [rule 92\(9\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 6](#)
- F97** Rule 92(10) substituted (9.1.2006) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), [rules 1\(2\), 7\(2\)](#)

#### Modifications etc. (not altering text)

- C11** Rule 92(1) excluded (13.10.2003) by [The Land Registration Act 2002 \(Transitional Provisions\) Order 2003 \(S.I. 2003/1953\)](#), [arts. 1\(1\), 18\(2\)\(c\)](#)

#### Persons regarded as having a sufficient interest to apply for a restriction

**93.** The following persons are to be regarded as included in section 43(1)(c) of the Act—

- (a) any person who has an interest in a registered estate held under a trust of land where a sole proprietor or a survivor of joint proprietors (unless a trust corporation) will not be able to give a valid receipt for capital money, and who is applying for a restriction in Form A to be entered in the register of that registered estate,
- (b) any person who has a sufficient interest in preventing a contravention of section 6(6) or section 6(8) of the Trusts of Land and Appointment of Trustees Act 1996 <sup>M15</sup> and who is applying for a restriction in order to prevent such a contravention,
- (c) any person who has an interest in a registered estate held under a trust of land where the powers of the trustees are limited by section 8 of the Trusts of Land and Appointment of

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- Trustees Act 1996, and who is applying for a restriction in Form B to be entered in the register of that registered estate,
- (d) any person who has an interest in the due administration of the estate of a deceased person, where—
    - (i) the personal representatives of the deceased hold a registered estate on a trust of land created by the deceased's will and the personal representatives' powers are limited by section 8 of the Trusts of Land and Appointment of Trustees Act 1996, and
    - (ii) he is applying for a restriction in Form C to be entered in the register of that registered estate,
  - (e) the donee of a special power of appointment in relation to registered land affected by that power,
  - (f) the Charity Commissioners in relation to registered land held upon charitable trusts,
  - (g) the Church Commissioners, the Parsonages Board or the Diocesan Board of Finance if applying for a restriction [<sup>F98</sup>in Form D]—
    - (i) to give effect to any arrangement which is made under any enactment or Measure administered by or relating to the Church Commissioners, the Parsonages Board or the Diocesan Board of Finance, or
    - (ii) to protect any interest in registered land arising under any such arrangement or statute,
  - (h) any person with the benefit of a freezing order or an undertaking given in place of a freezing order, who is applying for a restriction in Form AA or BB,
  - (i) any person who has applied for a freezing order and who is applying for a restriction in Form CC or DD,
  - [<sup>F99</sup>(j) a trustee in bankruptcy in whom a beneficial interest in registered land held under a trust of land has vested, and who is applying for a restriction in Form J to be entered in the register of that land,]
  - (k) any person with the benefit of a charging order over a beneficial interest in registered land held under a trust of land who is applying for a restriction in Form K to be entered in the register of that land,
  - (l) a person who has obtained a restraint order under—
    - (i) paragraph 5(1) or 5(2) of Schedule 4 to the Terrorism Act 2000 <sup>M16</sup>, or
    - (ii) section 41 of the Proceeds of Crime Act 2002 <sup>M17</sup>,and who is applying for a restriction in Form EE or FF,
  - (m) a person who has applied for a restraint order under the provisions referred to in paragraph (1) and who is applying for a restriction in Form GG or HH,
  - (n) a person who has obtained an acquisition order under section 28 of the Landlord and Tenant Act 1987 <sup>M18</sup> and who is applying for a restriction in Form L or N,
  - (o) a person who has applied for an acquisition order under section 28 of the Landlord and Tenant Act 1987 and who is applying for a restriction in Form N,
  - (p) a person who has obtained a vesting order under section 26(1) or 50(1) of the Leasehold Reform, Housing and Urban Development Act 1993 <sup>M19</sup> and who is applying for a restriction in Form L or N,
  - (q) a person who has applied for a vesting order under section 26(1) or 50(1) of the Leasehold Reform, Housing and Urban Development Act 1993 and who is applying for a restriction in Form N,

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- (r) the International Criminal Court where it applies for a restriction—
  - (i) in Form AA or BB to give effect to a freezing order under Schedule 6 to the International Criminal Court Act 2001 <sup>M20</sup>, or
  - (ii) in Form CC or DD to protect an application for such a freezing order,
- (s) a receiver or a sequestrator appointed by order who applies for a restriction in Form L or N,
- (t) a trustee under a deed of arrangement who applies for a restriction in Form L or N,
- (u) a person who has obtained an interim receiving order under section 246 of the Proceeds of Crime Act 2002 and who is applying for a restriction in Form EE or FF, <sup>F100</sup> ...
- (v) a person who has applied for an interim receiving order under section 246 of the Proceeds of Crime Act 2002 and who is applying for a restriction in Form GG or HH, <sup>F101</sup> ...
- <sup>F102</sup>(w) [<sup>F103</sup>the Lord Chancellor where the Lord Chancellor] has a statutory charge, created by section 16(6) of the Legal Aid Act 1988(1) or by section 10(7) of the Access to Justice Act 1999(2) [<sup>F104</sup>or by section 25(1) of the Legal Aid, Sentencing and Punishment of Offenders Act 2012], over a beneficial interest in registered land held under a trust of land and is applying for a restriction in Form JJ to be entered in the register of that land [<sup>F105</sup>, [<sup>F106</sup>and]]]
- <sup>F107</sup>(x) a local authority where it has a statutory charge created under section 22 of the Health and Social Services and Social Security Adjudications Act 1983 [<sup>F108</sup>or, as the case may be, [<sup>F109</sup>section 71] of the Social Services and Well-being (Wales) Act 2014] on the beneficial interest of an equitable joint tenant in a registered estate and is applying for a restriction in Form MM to be entered in the register of that estate.]
- <sup>F110</sup>(y) a local authority where it has entered land, the title to which is registered, in its list of assets of community value which it maintains in accordance with section 87(1) of the Localism Act 2011, and is applying for a restriction in form QQ to be entered in the register for that land, <sup>F111</sup> ...
- (z) a mortgagee under a mortgage falling within section 4(1)(g) of the Act who makes an application for first registration under rule 21, where the estate charged relates to land entered in a local authority's list of assets of community value maintained under section 87(1) of the Localism Act 2011, and is applying for a restriction in Form QQ to be entered in the register of that estate [<sup>F112</sup>,]
- <sup>F113</sup>(aa) a deputy appointed under section 16 of the Mental Capacity Act 2005 with general authority over the property and affairs of a registered proprietor, who is applying for a restriction in Form RR, and
- (bb) a trustee of a registered estate or registered charge that requires the consent of the Court of Protection to any disposition, who is applying for a restriction in Form SS.]

#### Textual Amendments

- F98** Words in rule 93(g) inserted (E.) (20.12.2018) by Church of England (Miscellaneous Provisions) Measure 2018 (No. 7), **ss. 2(7)**, 17(2)(a) (with s. 2(1), (3)-(6), (8))
- F99** Rule 93(j) substituted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 34(a)** (with rule 5)
- F100** Word in rule 93(u) deleted (24.10.2005) by The Land Registration (Amendment) Rules 2005 (S.I. 2005/1766), rules 1, **6(2)**
- F101** Word in rule 93(v) omitted (10.11.2008) by virtue of The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 34(b)** (with rule 5)
- F102** Rule 93(w) inserted (24.10.2005) by The Land Registration (Amendment) Rules 2005 (S.I. 2005/1766), rules 1, **6(4)**

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- F103** Words in rule 93(w) substituted (1.4.2013) by The Legal Aid, Sentencing and Punishment of Offenders Act 2012 (Consequential, Transitional and Saving Provisions) Regulations 2013 (S.I. 2013/534), reg. 1, **Sch. para. 5(1)(a)**
- F104** Words in rule 93(w) inserted (1.4.2013) by The Legal Aid, Sentencing and Punishment of Offenders Act 2012 (Consequential, Transitional and Saving Provisions) Regulations 2013 (S.I. 2013/534), reg. 1, **Sch. para. 5(1)(b)**
- F105** Word in rule 93(w) substituted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 34(c)** (with rule 5)
- F106** Word in rule 93(w) omitted (E.) (21.9.2012) by virtue of The Assets of Community Value (England) Regulations 2012 (S.I. 2012/2421), reg. 1(1), **Sch. 4 para. 3(a)**
- F107** Rule 93(x) added (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 34(d)** (with rule 5)
- F108** Words in rule 93(x) inserted (W.) (6.4.2016) by The Social Services and Well-being (Wales) Act 2014 (Consequential Amendments) (Secondary Legislation) Regulations 2016 (S.I. 2016/211), reg. 1(2), **Sch. 3 para. 52**
- F109** Words in rule 93(x) substituted (W.) (6.4.2020) by The Care and Support (Charging) (Wales) and Land Registration Rules (Miscellaneous Amendments) Regulations 2020 (S.I. 2020/131), regs. 1(2), **3(a)**
- F110** Rule 93(y)(z) added (E.) (21.9.2012) by The Assets of Community Value (England) Regulations 2012 (S.I. 2012/2421), reg. 1(1), **Sch. 4 para. 3(b)**
- F111** Word in rule 93(y) omitted (6.4.2018) by virtue of The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 1 para. 17(1)**
- F112** Comma in rule 93(z) substituted for full stop (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 1 para. 17(2)**
- F113** Rule 93(aa)(bb) added (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 1 para. 17(3)**

#### Marginal Citations

- M15** 1996 c. 47.  
**M16** 2000 c. 11.  
**M17** 2002 c. 29.  
**M18** 1987 c. 31.  
**M19** 1993 c. 28.  
**M20** 2001 c. 17.

### When an application for a restriction must be made

**94.—(1)** [<sup>F114</sup>Subject to paragraph (9), a proprietor] of a registered estate must apply for a restriction in Form A where—

- (a) the estate becomes subject to a trust of land, other than on a registrable disposition, and the proprietor or the survivor of joint proprietors will not be able to give a valid receipt for capital money, or
- (b) the estate is held on a trust of land and, as a result of a change in the trusts, the proprietor or the survivor of joint proprietors will not be able to give a valid receipt for capital money.

(2) A sole or last surviving trustee of land held on a trust of land must, when applying to register a disposition of a registered estate in his favour or to be registered as proprietor of an unregistered estate, at the same time apply for a restriction in Form A.

[<sup>F115</sup>(2A) Where two or more persons apply to register a disposition of a registered estate in their favour or to be registered as proprietors of an unregistered estate, they must at the same time apply for a restriction in Form A if—

- (a) the estate is a rentcharge, profit a prendre in gross, franchise or manor, and

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(b) a sole proprietor or the survivor of joint proprietors will not be able to give a valid receipt for capital money.]

(3) Subject to [F<sup>116</sup> paragraphs (6) and (10)], a personal representative of a deceased person who holds a registered estate on a trust of land created by the deceased's will, or on a trust of land arising under the laws of intestacy which is subsequently varied, and whose powers have been limited by section 8 of the Trusts of Land and Appointment of Trustees Act 1996<sup>M21</sup>, must apply for a restriction in Form C.

(4) Subject to [F<sup>117</sup> paragraphs (6), (7) and (9)], a proprietor of a registered estate must apply for a restriction in Form B where—

- (a) a declaration of trust of that estate imposes limitations on the powers of the trustees under section 8 of the Trusts of Land and Appointment of Trustees Act 1996, or
- (b) a change in the trusts on which that estate is held imposes limitations or changes the limitations on the powers of the trustees under section 8 of the Trusts of Land and Appointment of Trustees Act 1996.

(5) Subject to paragraphs (6) and (7), an applicant for first registration of a legal estate held on a trust of land where the powers of the trustees are limited by section 8 of the Trusts of Land and Appointment of Trustees Act 1996 must at the same time apply for a restriction in Form B.

(6) Paragraphs (3), (4) and (5) do not apply to legal estates held on charitable, ecclesiastical or public trusts.

(7) Paragraphs (4) and (5) apply not only where the legal estate is held by the trustees, but also where it is vested in the personal representatives of a sole or last surviving trustee.

(8) An application for a restriction must be made where required by paragraphs (2) or (3) of rule 176 or paragraph (2) of rule 178.

[F<sup>118</sup>(9) Where there are two or more persons entered in the register as the proprietor of a registered estate, an application for the appropriate restriction by one or more of them satisfies the obligation in paragraph (1) or (4).

(10) Where there are two or more personal representatives of a deceased proprietor, an application for a restriction in Form C by one or more of them satisfies the obligation in paragraph (3).]

[F<sup>119</sup>(11) Where a local authority has entered land in its list of assets of community value which it maintains in accordance with section 87(1) of the Localism Act 2011, an application for a restriction in Form QQ must be made—

- (a) if that land includes a registered estate the proprietor of which is an owner as defined in section 107 of that Act, as soon as practicable by the local authority in respect of that registered estate unless there is an existing restriction in Form QQ in respect of that estate, or
- (b) if the title to the land is unregistered, where required by rule 27A(1).]

#### Textual Amendments

- F114** Words in rule 94(1) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 35\(a\)](#) (with rule 5)
- F115** Rule 94(2A) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 35\(b\)](#) (with rule 5)
- F116** Words in rule 94(3) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 35\(c\)](#) (with rule 5)
- F117** Words in rule 94(4) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 35\(d\)](#) (with rule 5)

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- F118** Rule 94(9)(10) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 35(e)** (with rule 5)
- F119** Rule 94(11) added (E.) (21.9.2012) by [The Assets of Community Value \(England\) Regulations 2012 \(S.I. 2012/2421\)](#), reg. 1(1), **Sch. 4 para. 4**

**Marginal Citations**

**M21** 1996 c. 47.

**Form of obligatory restrictions**

**95.**—(1) The form of any restriction that the registrar is obliged to enter under any enactment shall be—

- (a) as specified in these rules,
  - (b) as required by the relevant enactment, or
  - (c) in other cases, such form as the registrar may direct having regard to the provisions of the relevant enactment.
- (2) The form of the restriction required under—
- (a) section 44(1) of the Act is Form A,
  - (b) section 37(5A) of the Housing Act 1985 <sup>M22</sup> is Form U,
  - (c) section 157(7) of the Housing Act 1985 is Form V,
  - <sup>F120</sup>(d) .....
  - (e) section 133 of the Housing Act 1988 is Form X,
  - (f) paragraph 4 of Schedule 9A to the Housing Act 1985 is Form W,
  - (g) section 173(9) of the Local Government and Housing Act 1989 <sup>M23</sup> is Form X, and
  - (h) section 13(5) of the Housing Act 1996 <sup>M24</sup> is Form Y.

**Textual Amendments**

**F120** Rule 95(2)(d) omitted (15.8.2018) by virtue of [The Regulation of Registered Social Landlords \(Wales\) Act 2018 \(Consequential Amendments\) Regulations 2018 \(S.I. 2018/870\)](#), regs. 1(2), **4(a)**

**Marginal Citations**

**M22** 1985 c. 68.  
**M23** 1989 c. 42.  
**M24** 1996 c. 52.

**Application for an order that a restriction be disapplied or modified**

**96.**—(1) An application to the registrar for an order under section 41(2) of the Act must be made in Form RX2.

- (2) The application must—
- (a) state whether the application is to disapply or to modify the restriction and, if the latter, give details of the modification requested,
  - (b) explain why the applicant has a sufficient interest in the restriction to make the application,
  - (c) give details of the disposition or the kind of dispositions that will be affected by the order, and

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- (d) state why the applicant considers that the registrar should make the order.
- (3) If requested to do so, the applicant must supply further evidence to satisfy the registrar that he should make the order.
- (4) The registrar may make such enquiries and serve such notices as he thinks fit in order to determine the application.
- (5) A note of the terms of any order made by the registrar under section 41(2) of the Act must<sup>[F121]</sup>, if appropriate, be entered in the register.

#### Textual Amendments

**F121** Words in rule 96(5) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 36** (with rule 5)

#### Application to cancel a restriction

- 97.**—(1) An application to cancel a restriction must be made in Form RX3.
- (2) The application must be accompanied by evidence to satisfy the registrar that the restriction is no longer required.
- (3) If the registrar is satisfied that the restriction is no longer required, he must cancel the restriction.

#### <sup>[F122]</sup>Applications to withdraw a restriction from the register

- <sup>[F122]</sup>**98.**—(1) An application to withdraw a restriction must be made in Form RX4 and be accompanied by the required consent.
- (2) The required consent is—
  - (a) where the restriction requires the consent of a specified person, the consent of that person,
  - (b) where the restriction requires a certificate to be given by a specified person, the consent of that person,
  - (c) where the restriction requires notice to be given to a specified person, the consent of that person,
  - (d) where the restriction requires the consent of a specified person, or alternatively a certificate to be given by a specified person, the consent of all such persons,
  - (e) in any other case, the consent of all persons who appear to the registrar to have an interest in the restriction.
- (3) No application may be made to withdraw a restriction—
  - (a) that is entered under section 42(1)(a) of the Act and reflects some limitation on the registered proprietor's powers of disposition imposed by statute or the general law,
  - (b) that is entered in the register following an application under rule 94,
  - (c) that the registrar is under an obligation to enter in the register,
  - (d) that reflects a limitation under an order of the court or registrar, or an undertaking given in place of such an order,
  - (e) that is entered pursuant to a court order under section 46 of the Act.
- (4) The registrar may accept a certificate given by a conveyancer that the conveyancer holds a required consent.]



### Textual Amendments

**F122** Rule 98 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 37](#) (with rule 5)

### Cancellation of a restriction relating to a trust

**99.** When registering a disposition of a registered estate, the registrar must cancel a restriction entered for the purpose of protecting an interest, right or claim arising under a trust of land if he is satisfied that the registered estate is no longer subject to that trust of land.

### Entry following a direction of the court regarding overriding priority in connection with a restriction

**100.**—(1) Any entry in the register required under section 46(4) of the Act shall be in such form as the registrar may determine so as to ensure that the priority of the restriction ordered by the court is apparent from the register.

(2) Where the making of the entry is completed by the registrar during the priority period of an official search which was delivered before the making of the application for the entry, he must give notice of the entry to the person who applied for the official search or, if a conveyancer or other agent applied on behalf of that person, to that agent, unless he is satisfied that such notice is unnecessary.

## PART 9

### CHARGES

#### How ranking of registered charges as between themselves to be shown on register

**101.** Subject to any entry in the individual register to the contrary, for the purpose of section 48(1) of the Act the order in which registered charges are entered in an individual register shows the order in which the registered charges rank as between themselves.

#### Alteration of priority of registered charges

**102.**—(1) An application to alter the priority of registered charges, as between themselves, must be made by or with the consent of the proprietor or a person entitled to be registered as the proprietor of any registered charge whose priority is adversely affected by the alteration, but no such consent is required from a person who has executed the instrument which alters the priority of the charges.

(2) The registrar may accept a conveyancer's certificate confirming that the conveyancer holds any necessary consents.

(3) The registrar must make an entry in the register in such terms as the registrar considers appropriate to give effect to the application.

#### Form of charge of registered estate

**103.** A legal charge of a registered estate may be made in Form CH1.

#### Application for registration of the title to a local land charge

**104.** An application to register the title to a charge over registered land which is a local land charge must be supported by evidence of the charge.

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### **Overriding statutory charges**

**105.**—(1) An applicant for registration of a statutory charge that has the effect mentioned in section 50 of the Act must lodge Form SC with the application.

(2) If the applicant satisfies the registrar that the statutory charge has the priority specified in that Form SC, the registrar must make an entry showing that priority in the charges register of the affected registered title.

(3) If the applicant does not satisfy the registrar as mentioned in paragraph (2) but the registrar considers that the applicant has an arguable case, the registrar may make an entry in the charges register of the affected registered title that the applicant claims the priority specified in that Form SC.

(4) If the registrar makes an entry under paragraph (3) the registrar must give notice of the entry to the persons mentioned in rule 106(1) (subject to rule 106(2)).

(5) Where an entry has been made under paragraph (3)—

- (a) the proprietor of the statutory charge which gave rise to the entry, or
- (b) the proprietor of a charge entered in the charges register of the affected registered title which, subject to the effect of the entry, would rank in priority to or have equal priority with that statutory charge under rule 101,

may apply for the entry to be removed or to be replaced by an entry of the kind referred to in paragraph (2).

(6) Paragraph (5)(b) includes the proprietor of a statutory charge entered in the charges register of the affected registered title which has had an entry made in respect of it under paragraph (3) claiming priority over the statutory charge referred to in paragraph (5)(a).

(7) An applicant under paragraph (5) must provide evidence to satisfy the registrar that the registrar should take the action sought by the applicant under that paragraph.

(8) Before taking the action sought by the applicant under paragraph (5), the registrar must give notice of the application to any proprietors within that paragraph (other than the applicant).

### **Service of notice of overriding statutory charges**

**106.**—(1) The registrar shall give notice under section 50 of the Act to—

- (a) the registered proprietor of a registered charge, and
- (b) subject to paragraph (2), any person who appears to the registrar to be entitled to a charge protected by a notice,

entered in the charges register of the affected registered title at the time of registration of the statutory charge.

(2) The registrar shall not be obliged to give notice to a person referred to in paragraph (1)(b) if that person's name and his address for service under rule 198 are not set out in the individual register in which the notice is entered.

### **Further advances—notice of creation of subsequent charge**

**107.**—(1) A notice given for the purposes of section 49(1) of the Act by one of the methods mentioned in paragraph (2) ought to have been received at the time shown in the table in paragraph (4).

(2) The methods referred to in paragraph (1) are—

- (a) by post, to the postal address, whether or not in the United Kingdom, entered in the register as the prior chargee's address for service, or
- (b) by leaving the notice at that address, or

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- (c) by sending to the box number at the relevant document exchange entered in the register as an additional address for service of the prior chargee, or
- (d) by electronic transmission to the electronic address entered in the register as an additional address for service of the prior chargee, or
- (e) where paragraph (3) applies, by post, document exchange, fax or electronic transmission to the address, box number or fax number provided.

(3) This paragraph applies where the prior chargee has provided to the subsequent chargee a postal address, document exchange box number, fax number, e-mail or other electronic address, and stated in writing to the subsequent chargee that notices to the prior chargee under section 49(1) of the Act may be sent to that address, box number or fax number.

(4) For the purposes of section 49(2) of the Act a notice sent in accordance with paragraph (2) or (3) ought to have been received at the time shown in the table below—

<i>Method of delivery</i>	<i>Time of receipt</i>
Post to an address in the United Kingdom	The second working day after posting
Leaving at a postal address	The working day after it was left
Post to an address outside the United Kingdom	The seventh working day after posting
Document exchange	On the second working day after it was left at the sender's document exchange
Fax	The working day after transmission
Electronic transmission to an electronic address entered in the register as an address for service or e-mail or other electronic means of delivery under paragraph (3)	The second working day after transmission

(5) A notice posted or transmitted after 1700 hours on a working day or posted or transmitted on a day which is not a working day is to be treated as having been posted or transmitted on the next working day.

(6) In this rule—

“post” means pre-paid delivery by a postal service which seeks to deliver documents within the United Kingdom no later than the next working day in all or the majority of cases, and to deliver outside the United Kingdom within such a period as is reasonable in all the circumstances,

“prior chargee” means the proprietor of a registered charge to whom notice is being given under section 49(1) of the Act,

“subsequent chargee” means the chargee giving notice under section 49(1) of the Act,

F123 .....

**Textual Amendments**

**F123** Words in rule 107(6) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 38](#) (with rule 5)

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

## Obligations to make further advances

**108.**—(1) The proprietor of a registered charge or a person applying to be so registered, who is under an obligation to make further advances on the security of that charge, may apply to the registrar for such obligation to be entered in the register for the purposes of section 49(3) of the Act.

(2) Except as provided in paragraph (3), the application must be made in Form CH2.

(3) Form CH2 need not be used if the application is contained in panel [F1248] of Form CH1<sup>F125</sup> ..., or in a charge received for registration where the form of that charge has been approved by the registrar.

(4) The registrar must make an entry in the register in such terms as he considers appropriate to give effect to an application under this rule.

### Textual Amendments

**F124** Figure in rule 108(3) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 39](#) (with rule 5)

**F125** Words in rule 108(3) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 18](#)

## Agreement of maximum amount of security

**109.**—(1) Where the parties to a legal charge which is a registered charge or which is a registrable disposition have agreed a maximum amount for which the charge is security, the proprietor of the registered charge or a person applying to be registered as proprietor of the registrable disposition may apply to the registrar for such agreement to be entered in the register under section 49(4) of the Act.

(2) The application must be made in Form CH3.

(3) The registrar must make an entry in the register in such terms as he considers appropriate to give effect to an application under this rule.

## Consolidation of registered charges

**110.**—(1) A chargee who has a right of consolidation in relation to a registered charge may apply to the registrar for an entry to be made in respect of that right in the individual register in which the charge is registered.

(2) The application must be made in Form CC.

(3) The registrar must make an entry in the individual register in such terms as he considers appropriate to give effect to an application under this rule.

## [F126]Certificate of registration of company charges

**111.**—(1) When making an application for the registration of a charge created by a company registered under the Companies Acts or a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000<sup>M25</sup> or the Limited Liability Partnership Act (Northern Ireland) 2002 the applicant must produce to the registrar the<sup>F127</sup> ... certificate issued under [F128section 859I] of the Companies Act 2006 that the charge has been registered under [F129section 859A] of that Act.

(2) If the applicant does not produce the certificate required by paragraph (1) with the application for registration of the charge, the registrar must enter a note in the register stating that no evidence of registration of the charge in accordance with [F130section 859A] of the Companies Act 2006<sup>F131</sup> ... has been lodged.]

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**Textual Amendments**

- F126** Rule 111 substituted (1.10.2009) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(2), **Sch. 1 para. 40** (with rule 5)
- F127** Word in rule 111(1) omitted (6.4.2013) by virtue of [The Companies Act 2006 \(Amendment of Part 25\) Regulations 2013 \(S.I. 2013/600\)](#), reg. 1, **Sch. 2 para. 5(2)(a)(i)** (with reg. 6)
- F128** Words in rule 111(1) substituted (6.4.2013) by [The Companies Act 2006 \(Amendment of Part 25\) Regulations 2013 \(S.I. 2013/600\)](#), reg. 1, **Sch. 2 para. 5(2)(a)(ii)** (with reg. 6)
- F129** Words in rule 111(1) substituted (6.4.2013) by [The Companies Act 2006 \(Amendment of Part 25\) Regulations 2013 \(S.I. 2013/600\)](#), reg. 1, **Sch. 2 para. 5(2)(a)(iii)** (with reg. 6)
- F130** Words in rule 111(2) substituted (6.4.2013) by [The Companies Act 2006 \(Amendment of Part 25\) Regulations 2013 \(S.I. 2013/600\)](#), reg. 1, **Sch. 2 para. 5(2)(b)(i)** (with reg. 6)
- F131** Words in rule 111(2) omitted (6.4.2013) by virtue of [The Companies Act 2006 \(Amendment of Part 25\) Regulations 2013 \(S.I. 2013/600\)](#), reg. 1, **Sch. 2 para. 5(2)(b)(ii)** (with reg. 6)

**Marginal Citations**

- M25** 2000 c. 12.

**Registration of charges by certain overseas companies**

<sup>F132</sup>**111A.** . . . . .

**Textual Amendments**

- F132** Rule 111A omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 19**

**Foreclosure—registration requirements**

**112.**—(1) Subject to paragraph (3), an application by a person who has obtained an order for foreclosure absolute to be entered in the register as proprietor of the registered estate in respect of which the charge is registered must be accompanied by the order.

- (2) The registrar must—
  - (a) cancel the registration of the charge in respect of which the order was made,
  - (b) cancel all entries in respect of interests over which the charge has priority, and
  - (c) enter the applicant as proprietor of the registered estate.

(3) The registrar may accept a conveyancer's certificate confirming that the conveyancer holds the order for foreclosure absolute or an office copy of it.

**[<sup>F133</sup>Variation of the terms of a registered charge]**

<sup>F133</sup>**113.**—(1) Subject to paragraph (2), an application to register an instrument varying the terms of a registered charge must be made—

- (a) by, or with the consent of, the proprietor of the registered charge and the proprietor of the estate charged,
- (b) with the consent of the proprietor, or a person entitled to be registered as proprietor, of every other registered charge of equal or inferior priority that is prejudicially affected by the variation, and

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- (c) with the consent of the proprietor, or a person entitled to be registered as proprietor, of a registered sub-charge of every registered charge of equal or inferior priority that is prejudicially affected by the variation.
- (2) A consent under paragraph (1) is not required if—
- (a) the consent of that person is not required by the terms of the registered charge or registered sub-charge of which that person is the proprietor or in respect of which that person is entitled to be registered as proprietor, or
- (b) the person from whom a consent would otherwise be required has executed the instrument.
- (3) The registrar may accept a conveyancer’s certificate confirming that the conveyancer holds any necessary consents.
- (4) If the registrar is satisfied that the proprietor of any other registered charge, and of any registered sub-charge of that registered charge, of equal or inferior priority to the varied charge that is prejudicially affected by the variation is bound by it, he shall make a note of the variation in the register.
- (5) If the registrar is not so satisfied, he may make an entry in the register that an instrument which is expressed to vary the terms of the registered charge has been entered into.
- (6) In this rule a reference to a registered sub-charge includes any registered sub-charge which derives directly or indirectly from the registered charge.]

#### Textual Amendments

**F133** Rule 113 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 41](#) (with rule 5)

#### Discharges and releases of registered charges

- 114.**—(1) Subject to rule 115, a discharge of a registered charge must be in Form DS1.
- (2) Subject to rule 115, a release of part of the registered estate in a registered title from a registered charge must be in Form DS3.
- (3) Any discharge or release in Form DS1 or DS3 must be executed as a deed or authenticated in such other manner as the registrar may approve.
- (4) Notwithstanding paragraphs (1) and (2) and rule 115, the registrar is entitled to accept and act upon any other proof of satisfaction of a charge that he may regard as sufficient.
- (5) An application to register a discharge in Form DS1 must be made in Form AP1 or DS2 and an application to register a release in Form DS3 must be made in Form AP1.

#### Discharges and releases of registered charges in electronic form

- 115.**—(1) During the currency of a notice given under Schedule 2 and subject to and in accordance with the limitations contained in such notice, notification of—
- (a) the discharge of, or
- (b) the release of part of a registered estate in a registered title from,
- a registered charge may be delivered to the registrar in electronic form.
- (2) Notification of discharge or release of part given in accordance with paragraph (1) shall be regarded as having the same effect as a discharge in Form DS1, or a release of part in Form DS3, as appropriate, executed in accordance with rule 114 by or on behalf the person who has delivered it to the registrar.

## Transfer of a registered charge

116. A transfer of a registered charge must be in Form <sup>F134</sup>... TR4 or AS2, as appropriate.

### Textual Amendments

**F134** Word in rule 116 omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 42](#) (with rule 5)

## [<sup>F135</sup>Information relating to deeds of postponement in respect of registered charges and noted charges

116A. The registrar may, upon application, make an entry in an individual register referring to an agreement which it is claimed relates to priorities between a registered charge and a charge which is the subject of a notice in the same individual register.]

### Textual Amendments

**F135** Rule 116A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 43](#) (with rule 5)

# PART 10

## BOUNDARIES

### Definition

117. In this Part, except in rule 121, “boundary” includes part only of a boundary.

### Application for the determination of the exact line of a boundary

118.—(1) A proprietor of a registered estate may apply to the registrar for the exact line of the boundary of that registered estate to be determined.

(2) An application under paragraph (1) must be made in Form DB and be accompanied by—

- (a) a plan, or a plan and a verbal description, identifying the exact line of the boundary claimed and showing sufficient surrounding physical features to allow the general position of the boundary to be drawn on the Ordnance Survey map, and
- (b) evidence to establish the exact line of the boundary.

### Procedure on an application for the determination of the exact line of a boundary

119.—(1) [<sup>F136</sup>Subject to paragraph (2), where] the registrar is satisfied that—

- (a) the plan, or plan and verbal description, supplied in accordance with rule 118(2)(a) identifies the exact line of the boundary claimed,
- (b) the applicant has shown an arguable case that the exact line of the boundary is in the position shown on the plan, or plan and verbal description, supplied in accordance with rule 118(2)(a), and
- (c) he can identify all the owners of the land adjoining the boundary to be determined and has an address at which each owner may be given notice,

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he must give the owners of the land adjoining the boundary to be determined (except the applicant) notice of the application <sup>F137</sup>... and of the effect of paragraph (6).

[<sup>F138</sup>(2) The registrar need not give notice of the application to an owner of the land adjoining the boundary to be determined where the evidence supplied in accordance with rule 118(2)(b) includes—

- (a) an agreement in writing with that owner as to the line of the boundary, or
- (b) a court order determining the line of the boundary.]

(3) Subject to paragraph (4), the time fixed by the notice to the owner of the land to object to the application shall be the period ending at 12 noon on the twentieth [<sup>F139</sup>working] day after the date of issue of the notice or such longer period as the registrar may decide before the issue of the notice.

(4) The period set for the notice under paragraph (3) may be extended for a particular recipient of the notice by the registrar following a request by that recipient, received by the registrar before that period has expired, setting out why an extension should be allowed.

(5) If a request is received under paragraph (4) the registrar may, if he considers it appropriate, seek the views of the applicant and if, after considering any such views and all other relevant matters, he is satisfied that a longer period should be allowed he may allow such period as he considers appropriate, whether or not the period is the same as any period requested by the recipient of the notice.

(6) Unless any recipient of the notice objects to the application to determine the exact line of the boundary within the time fixed by the notice (as extended under paragraph (5), if applicable), the registrar must complete the application.

(7) Where the registrar is not satisfied as to paragraph (1)(a), (b) and (c), he must cancel the application.

(8) In this rule, the “owner of the land” means—

- (a) a person entitled to apply to be registered as the proprietor of an unregistered legal estate in land under section 3 of the Act,
- (b) the proprietor of any registered estate or charge affecting the land, [<sup>F140</sup>or]
- (c) if the land is demesne land, Her Majesty.

#### Textual Amendments

**F136** Words in rule 119(1) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\), rule 2\(1\), Sch. 1 para. 44\(a\)](#) (with rule 5)

**F137** Words in rule 119(1) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\), rule 2\(1\), Sch. 1 para. 44\(a\)](#) (with rule 5)

**F138** Rule 119(2) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\), rule 2\(1\), Sch. 1 para. 44\(b\)](#) (with rule 5)

**F139** Word in rule 119(3) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\), rule 1, Sch. 1 para. 6](#)

**F140** Word in rule 119(8)(b) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\), rule 2\(1\), Sch. 1 para. 44\(c\)](#) (with rule 5)

#### Completion of application for the exact line of a boundary to be determined

**120.**—(1) Where the registrar completes an application under rule 118, he must—

- (a) make an entry in the individual register of the applicant's registered title and, if appropriate, in the individual register of any superior or inferior registered title, and any registered title



affecting the other land adjoining the determined boundary, stating that the exact line of the boundary is determined under section 60 of the Act, and

- (b) subject to paragraph (2), add to the title plan of the applicant's registered title and, if appropriate, to the title plan of any superior or inferior registered title, and any registered title affecting the other land adjoining the determined boundary, such particulars of the exact line of the boundary as he considers appropriate.

(2) Instead of, or as well as, adding particulars of the exact line of the boundary to the title plans mentioned in paragraph (1)(b), the registrar may make an entry in the individual registers mentioned in paragraph (1)(a) referring to any other plan showing the exact line of the boundary.

### **Relationship between determined and undetermined parts of a boundary**

**121.** Where the exact line of part of the boundary of a registered estate has been determined, the ends of that part of the boundary are not to be treated as determined for the purposes of adjoining parts of the boundary the exact line of which has not been determined.

### **Determination of the exact line of a boundary without application**

**122.**—(1) This rule applies where—

- (a) there is—
  - (i) a transfer of part of a registered estate in land, or
  - (ii) the grant of a term of years absolute which is a registrable disposition of part of a registered estate in land,
- (b) there is a common boundary, and
- (c) there is sufficient information in the disposition to enable the registrar to determine the exact line of the common boundary.

(2) The registrar may determine the exact line of the common boundary and if he does he must—

- (a) make an entry in the individual registers of the affected registered titles stating that the exact line of the common boundary is determined under section 60 of the Act, and
- (b) subject to paragraph (3), add to the title plan of the disponor's affected registered title (whether or not the disponor is still the proprietor of that title, or still entitled to be registered as proprietor of that title) and to the title plan of the registered title under which the disposition is being registered, such particulars of the exact line of the common boundary as he considers appropriate.

(3) Instead of, or as well as, adding particulars of the exact line of the common boundary to the title plans mentioned in paragraph (2)(b), the registrar may make an entry in the individual registers of the affected registered titles referring to the description of the common boundary in the disposition.

(4) In this rule—

“common boundary” means any boundary of the land disposed of by a disposition which adjoins land in which the disponor at the date of the disposition had a registered estate in land or of which such disponor was entitled to be registered as proprietor, and

“disposition” means a transfer or grant mentioned in paragraph (1)(a).

### **Agreement about accretion or diluvion**

**123.**—(1) An application to register an agreement about the operation of accretion or diluvion in relation to a registered estate in land must be made by, or be accompanied by the consent of, the proprietor of the registered estate and of any registered charge, except that no such consent is required from a person who is party to the agreement.

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(2) On registration of such an agreement the registrar must make a note in the property register that the agreement is registered for the purposes of section 61(2) of the Act.

## PART 11

### QUALITY OF TITLE

#### Application to upgrade title under section 62 of the Act

**124.**—(1) An application for the registrar to upgrade title under section 62 of the Act must be made in Form UT1.

(2) An application referred to in paragraph (1) must, except where made under sections 62(2), (4) or (5) of the Act, be accompanied by such documents as will satisfy the registrar as to the title.

(3) An application under section 62(2) of the Act must be accompanied by—

- (a) such documents as will satisfy the registrar as to any superior title which is not registered,
- (b) where any superior title is registered with possessory, qualified or good leasehold title, such evidence as will satisfy the registrar that that title qualifies for upgrading to absolute title, and
- (c) evidence of any consent to the grant of the lease required from—
  - (i) any chargee of any superior title, and
  - (ii) any superior lessor.

(4) An application under section 62(3)(b) of the Act must, in addition to the documents referred to in paragraph (2), be accompanied by the documents listed at paragraph (3)(a) to (c).

(5) An application by a person entitled to be registered as the proprietor of the estate to which the application relates must be accompanied by evidence of that entitlement.

(6) An application by a person interested in a registered estate which derives from the estate to which the application relates must be accompanied by—

- (a) details of the interest, and
- (b) where the interest is not apparent from the register, evidence to satisfy the registrar of the applicant's interest.

#### Use of register to record defects in title

**125.**—(1) An entry under section 64 of the Act that a right to determine a registered estate in land is exercisable shall be made in the property register.

(2) An application for such an entry must be supported by evidence to satisfy the registrar that the applicant has the right to determine the registered estate and that the right is exercisable.

(3) Subject to paragraph (4), the registrar must make the entry on receipt of an application which relates to a right to determine the registered estate on non-payment of a rentcharge.

(4) Before making an entry under this rule the registrar must give notice of the application to the proprietor of the registered estate to which the application relates and the proprietor of any registered charge on that estate.

(5) A person may apply to the registrar for removal of the entry if he is—

- (a) the person entitled to determine the registered estate,
- (b) the proprietor of the registered estate to which the entry relates,
- (c) a person entitled to be registered as proprietor of that estate, or

- (d) any other person whom the registrar is satisfied has an interest in the removal of the entry.
- (6) An application for removal of the entry must be supported by evidence to satisfy the registrar that the right to determine the registered estate is not exercisable.

## PART 12

### ALTERATIONS AND CORRECTIONS

#### Alteration under a court order—not rectification

**126.**—(1) Subject to paragraphs (2) and (3), if in any proceedings the court decides that—

- (a) there is a mistake in the register,
- (b) the register is not up to date, or
- (c) there is an estate, right or interest excepted from the effect of registration that should be given effect to,

it must make an order for alteration of the register under the power given by paragraph 2(1) of Schedule 4 to the Act.

(2) The court is not obliged to make an order if there are exceptional circumstances that justify not doing so.

(3) This rule does not apply to an alteration of the register that amounts to rectification.

#### Modifications etc. (not altering text)

**C12** Rule 126 excluded (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, **3(2)**

#### Court order for alteration of the register—form and service

**127.**—(1) An order for alteration of the register must state the title number of the title affected and the alteration that is to be made, and must direct the registrar to make the alteration.

(2) Service on the registrar of an order for alteration of the register must be made by making an application for the registrar to give effect to the order, accompanied by the order.

#### Modifications etc. (not altering text)

**C13** Rule 127 excluded (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, **3(2)**

#### Alteration otherwise than pursuant to a court order—notice and enquiries

**128.**—(1) Subject to paragraph (5), this rule applies where an application for alteration of the register has been made, or where the registrar is considering altering the register without an application having been made.

(2) The registrar must give notice of the proposed alteration to—

- (a) the registered proprietor of any registered estate,
- (b) the registered proprietor of any registered charge, and

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- (c) subject to paragraph (3), any person who appears to the registrar to be entitled to an interest protected by a notice,

where that estate, charge or interest would be affected by the proposed alteration, unless he is satisfied that such notice is unnecessary.

(3) The registrar is not obliged to give notice to a person referred to in paragraph (2)(c) if that person's name and his address for service under rule 198 are not set out in the individual register in which the notice is entered.

(4) The registrar may make such enquiries as he thinks fit.

(5) This rule does not apply to alteration of the register in the specific circumstances covered by any other rule.

#### **Alteration otherwise than under a court order—evidence**

**129.** Unless otherwise provided in these rules, an application for alteration of the register (otherwise than under a court order) must be supported by evidence to justify the alteration.

#### **Correction of mistakes in an application or accompanying document**

**130.—**(1) This rule applies to any alteration made by the registrar for the purpose of correcting a mistake in any application or accompanying document.

- (2) The alteration will have effect as if made by the applicant or other interested party or parties—
- (a) in the case of a mistake of a clerical or like nature, in all circumstances,
  - (b) in the case of any other mistake, only if the applicant and every other interested party has requested, or consented to, the alteration.

## **PART 13**

### **INFORMATION ETC**

#### *Interpretation of this Part*

#### **Definitions**

**131.** In this Part—

“commencement date” means the date of commencement of this Part,

“edited information document” means, where the registrar has designated a document an exempt information document, the edited copy of that document lodged under rule 136(2)(b), [F141 or the document prepared by the registrar under either rule 136(6) or rule 138(4),]

“exempt information document” means the original and copies of a document so designated under rule 136(3),

“prejudicial information” means—

- (a) information that relates to an individual who is the applicant under rule 136 and if disclosed to other persons (whether to the public generally or specific persons) would, or would be likely to, cause substantial unwarranted damage or substantial unwarranted distress to the applicant or another, or

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- (b) information that if disclosed to other persons (whether to the public generally or specific persons) would, or would be likely to, prejudice the commercial interests of the applicant under rule 136,

[<sup>F142</sup>“priority period” means the period beginning at the time when an application for an official search is entered on the day list and ending at midnight marking the end of the thirtieth working day thereafter],

“protectable disposition” means a registrable disposition (including one by virtue of rule 38) of a registered estate or registered charge made for valuable consideration,

“purchaser” means a person who has entered into or intends to enter into a protectable disposition as donee,

“registrable estate or charge” means the legal estate and any charge which is sought to be registered as a registered estate or registered charge in an application for first registration,

“search from date” means—

- (a) the date stated on an official copy of the individual register of the relevant registered title, as the date on which the entries shown on that official copy were subsisting,
- (b) the date stated at the time of an access by remote terminal, where provided for under these rules, to the individual register of the relevant registered title as the date on which the entries accessed were subsisting,

F143 .....

F143 .....

**Textual Amendments**

**F141** Words in rule 131 added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 45(a)** (with rule 5)

**F142** Words in [rule 131](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 20**

**F143** Words in rule 131 omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 45(b)** (with rule 5)

*Delivery of applications and issuing of certificates*

**Delivery of applications and issuing of certificates by electronic and other means**

132.—(1) During the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in that notice, any application under this Part may be made by delivering the application to the registrar by any means of communication other than post, document exchange or personal delivery, and the applicant must provide, in such order as may be required by that notice, such of the particulars required for an application of that type as are appropriate in the circumstances and as are required by the notice.

(2) During the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in that notice, any certificates and other results of applications and searches under this Part may be issued by any means of communication other than post, document exchange or personal delivery.

(3) Except where otherwise provided in this Part, where information is issued under paragraph (2) it must be to like effect to that which would have been provided had the information been issued in paper form.

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### *Inspection and copying*

#### **[<sup>F144</sup>Inspection and copying]**

[<sup>F144</sup>133.—(1) This rule applies to the right to inspect and make copies of the registers and documents [<sup>F145</sup>, or of any part of them,] under section 66(1) of the Act.

(2) Excepted documents [<sup>F146</sup>, and any part of them,] are excepted from the right.

(3) Subject to rule 132(1), an application under section 66 of the Act must be in Form PIC.

(4) Where inspection and copying under this rule takes place at an office of the land registry it must be undertaken in the presence of a member of the land registry.

(5) In paragraph (2), an “excepted document” is—

- (a) an exempt information document,
- (b) an edited information document which has been replaced by another edited information document under rule 136(6),
- (c) a Form EX1A,
- (d) a Form CIT,
- (e) any form to which a Form CIT has been attached under rule 140(3) or (4),
- (f) any document or copy of any document prepared by the registrar in connection with an application in a form to which Form CIT has been attached under rule 140(3) or (4),
- (g) any document relating to an application for a network access agreement under paragraph 1(4) of Schedule 5 to the Act,
- (h) an identity document, and
- (i) an investigation of crime document.

(6) Subject to paragraph (7), in paragraph (5)(h) an “identity document” means any document within section 66(1)(c) of the Act provided to the registrar as evidence of identity of any person or prepared or obtained by the registrar in connection with such identity.

(7) Forms AP1, DS2 and FR1 are not identity documents.

(8) In paragraph 5(i), an “investigation of crime document” is any document within section 66(1)(c) of the Act (other than an identity document) which relates to the prevention or detection of crime and is not—

- (a) a document received by the registrar as part of or in support of an application to the registrar,
- (b) a document received by the registrar as part of or in support of an objection made under section 73 of the Act, or
- (c) a document to which paragraph (9) applies.

(9) This paragraph applies to a document if—

- (a) it is a document prepared by, or at the request of, the registrar as part of the process of considering an application or objection, and
- (b) it is not so prepared principally in connection with the prevention or detection of crime.

(10) In paragraph (5), the references to Form EX1A and Form CIT and forms to which Form CIT has been attached include any equivalent information provided under rule 132 and the reference to an application in a form to which Form CIT has been attached includes an equivalent application made by virtue of rule 132.

[<sup>F147</sup>(11) A person may apply to inspect and make copies of part of an individual register of title or part of a document only during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.]]

#### Textual Amendments

- F144** Rule 133 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 46** (with rule 5)
- F145** Words in rule 133(1) inserted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 21(1)**
- F146** Words in rule 133(2) inserted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 21(2)**
- F147** Rule 133(11) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 21(3)**

#### Official Copies

#### Application for official copies of a registered title [<sup>F148</sup>or of any part of it], the cautions register or for a certificate of inspection of the title plan

- 134.—(1) A person may apply for—
- an official copy of an individual register,
  - an official copy of any title plan referred to in an individual register,
  - an official copy of an individual caution register and any caution plan referred to in it, and
  - a certificate of inspection of any title plan.
- (2) Subject to rule 132(1), an application under paragraph (1) must be in Form OC1.
- (3) A separate application must be made in respect of each registered title or individual caution register.
- (4) Where, notwithstanding paragraph (3), an application is in respect of more than one registered title or individual caution register, but the applicant fails to provide a title number, or the title number provided does not relate to any part of the property in respect of which the application is made, the registrar may—
- deal with the application as if it referred only to one of the title numbers relating to the property,
  - deal with the application as if it referred to all of the title numbers relating to the property, or
  - cancel the application.
- (5) In paragraph (4) the reference to title number includes in the case of an individual caution register a caution title number.
- (6) Where the registrar deals with the application under paragraph (4)(b), the applicant is to be treated as having made a separate application in respect of each of the registered titles or each of the individual caution registers.
- (7) An official copy of an individual caution register and any caution plan referred to in it must be issued disregarding any application or matter that may affect the subsistence of the caution.
- [<sup>F149</sup>(8) A person may apply for an official copy of part of an individual register only during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.]

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

(9) The registrar must provide the official copy of part of the individual register in the manner specified in the relevant notice.]

#### Textual Amendments

**F148** Words in rule 134 heading inserted (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 22(1)

**F149** Rule 134(8)(9) added (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 22(2)

#### [<sup>F150</sup> Application for official copies of documents referred to in the register of title and other documents kept by the registrar [<sup>F151</sup> or part of them]

135.—(1) Subject to paragraph (2), a person may apply for an official copy of—

- (a) any document referred to in the register of title and kept by the registrar,
- (b) any other document kept by the registrar that relates to an application to the registrar.

(2) Excepted documents [<sup>F152</sup>, and any part of them,] are excepted from paragraph (1).

(3) Subject to rule 132(1), an application under paragraph (1) must be made in Form OC2.

(4) In this rule, “excepted document” has the same meaning as in rule 133.

[<sup>F153</sup>(5) A person may apply for an official copy of part of a document only during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.

(6) The registrar must provide the official copy of part of a document in the manner specified in the relevant notice.]]

#### Textual Amendments

**F150** Rule 135 substituted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), Sch. 1 para. 47 (with rule 5)

**F151** Words in rule 135 heading added (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 23(1)

**F152** Words in rule 135(2) inserted (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 23(2)

**F153** Rule 135(5)(6) added (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 23(3)

#### *Exempt information documents*

#### **Application that the registrar designate a document an exempt information document**

136.—(1) A person may apply for the registrar to designate a relevant document an exempt information document if he claims that the document contains prejudicial information.

[<sup>F154</sup>(2) Subject to rule 132(1), an application under paragraph (1) must be made in Form EX1 and EX1A and include a copy of the relevant document which—

- (a) excludes the prejudicial information,
- (b) includes the words “excluded information” where the prejudicial information has been excluded, and



- (c) is certified as being a true copy of the relevant document, except that it does not include the prejudicial information and includes the words required by sub-paragraph (b).]
- (3) Subject to paragraph (4), provided that the registrar is satisfied that the applicant's claim is not groundless he must designate the relevant document an exempt information document.
- (4) Where the registrar considers that designating the document an exempt information document could prejudice the keeping of the register, he may cancel the application.
- (5) Where a document is an exempt information document, the registrar may make an appropriate entry in the individual register of any affected registered title.
- (6) Where a document is an exempt information document and a further application is made under paragraph (1) which would, but for the existing designation, have resulted in its being so designated, the registrar must prepare another edited information document which excludes—
- (a) the information excluded from the existing edited information document, and
  - (b) any further information excluded from the edited information document lodged by the applicant.
- (7) In this rule a “relevant document” is a document—
- (a) referred to in the register of title, or one that relates to an application to the registrar, the original or a copy of which is kept by the registrar, or
  - (b) that will be referred to in the register of title as a result of an application (the “accompanying application”) made at the same time as an application under this rule, or that relates to the accompanying application, the original or a copy of which will be or is for the time being kept by the registrar.

**Textual Amendments**

**F154** Rule 136(2) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 48** (with rule 5)

**Modifications etc. (not altering text)**

**C14** Rule 136 applied (with modifications) (27.9.2004) by [The Commonhold \(Land Registration\) Rules 2004 \(S.I. 2004/1830\)](#), rules 1, **3(3)(c)**

**Application for an official copy of an exempt information document**

- 137.**—(1) A person may apply for an official copy of an exempt information document.
- (2) Subject to rule 132(1), application under paragraph (1) must be made in Form EX2.
- (3) The registrar must give notice of an application under paragraph (1) to the person who made the relevant application under rule 136(1) unless he is satisfied that such notice is unnecessary or impracticable.
- (4) If the registrar decides that—
- (a) none of the information excluded from the edited information document is prejudicial information, or
  - (b) although all or some of the information excluded is prejudicial information, the public interest in providing an official copy of the exempt information document to the applicant outweighs the public interest in not doing so,
- then he must provide an official copy of the exempt information document to the applicant.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

(5) Where the registrar has decided an application under paragraph (1) on the basis that none of the information is prejudicial information, he must remove the designation of the document as an exempt information document and any entry made in respect of the document under rule 136(5).

### **Application for removal of the designation of a document as an exempt information document**

**138.**—(1) Where a document is an exempt information document, the person who applied for designation under rule 136(1) may apply for the designation to be removed.

(2) Subject to rule 132(1), an application made under paragraph (1) must be in Form EX3.

(3) Subject to paragraph (4), where the registrar is satisfied that the application is in order, he must remove the designation of the document as an exempt information document and remove any entry made in respect of the document under rule 136(5).

(4) Where—

- (a) the document has been made an exempt information document under more than one application,
- (b) an application under paragraph (1) is made by fewer than all of the applicants under rule 136(1), and
- (c) the registrar is satisfied that the application is in order,

the registrar must replace the existing edited information document with one that excludes only the information excluded both from that edited information document and the edited information documents lodged under rule 136(2)(b) by those applicants not applying under paragraph (1).

### *Transitional period documents*

#### **Inspection, copying and official copies of transitional period documents**

<sup>F155</sup>139. ....

#### **Textual Amendments**

**F155** Rule 139 revoked (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 49](#) (with rule 5)

*[<sup>F156</sup>Inspection, official copies and searches of the index of proprietors' names in connection with investigation or enforcement proceedings]*

#### **Textual Amendments**

**F156** Rule 140 cross-heading substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 24\(1\)](#)

#### **[<sup>F157</sup>Application in connection with investigation or enforcement proceedings]**

**140.**—[<sup>F158</sup>(1) In this rule—

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“qualifying applicant” means a person whom the registrar is satisfied has a statutory power to carry out investigations, or institute enforcement proceedings, or both (for example, but not limited to, a person referred to in Schedule 5),

“appropriate certificate” means the certificate set out in Form CIT relating to the statutory powers of the qualifying applicant,

“Form CIT” means the form published from time to time by the registrar under section 100(4) of the Act containing the appropriate certificates for applications made under this rule.]

[<sup>F159</sup>(1A) For any application made under this rule, a qualifying applicant must give the registrar the appropriate certificate, or, where rule 132 applies, an equivalent certificate in accordance with a notice given under Schedule 2.

(1B) Where the registrar is satisfied that a person is a qualifying applicant, he must ensure that Form CIT contains an appropriate certificate for that person.]

(2) A qualifying applicant may apply—

- (a) to inspect or make copies of any document (including a form) within rule 133(2) <sup>F160</sup> ...,
- (b) for official copies of any document (including a form) within rule 135(2) <sup>F160</sup> ..., and
- (c) for a search in the index of proprietors' names in respect of the name of a person specified in the application.

(3) Subject to rule 132(1), an application under paragraph (2) must be made in Form PIC, OC2 or PN1, as appropriate, with Form CIT attached.

(4) A qualifying applicant who applies—

- (a) to inspect and make copies of registers and documents not within paragraph (2)(a) under section 66 of the Act,
- (b) for official copies of registers and plans under rule 134(1) and of documents not within paragraph (2)(b) under rule 135,
- (c) for an historical edition of a registered title under rule 144,
- (d) for an official search of the index map under rule 145, or
- (e) for an official search of the index of relating franchises and manors under rule 146,

may attach Form CIT to the Form PIC, OC1, OC2, HC1, SIM or SIF, as appropriate, used in the application.

[<sup>F161</sup>(4A) A qualifying applicant who applies for a search in the index of proprietors' names under paragraph (2) may apply at the same time in the Form CIT attached to the Form PN1 for official copies of every individual register referred to in the entries (if any) in the index relating to the particulars given in the search application.]

<sup>F162</sup>(5) .....

**Textual Amendments**

**F157** Rule 140 heading substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 24(1)**

**F158** Rule 140(1) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 24(2)**

**F159** Rule 140(1A)(1B) inserted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 24(3)**

**F160** Words in rule 140(2)(a)(b) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 50** (with rule 5)

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- F161** Rule 140(4A) inserted (24.10.2005) by [The Land Registration \(Amendment\) Rules 2005 \(S.I. 2005/1766\)](#), [rules 1, 7](#)
- F162** Rule 140(5) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 24\(4\)](#)

*Information about the day list, electronic discharges of registered charges and title plans*

### Day list information

**141.**—<sup>F163</sup>(1) In this rule—

- (a) “day list information” means information kept by the registrar under rule 12,
- (b) “historic day list information” means information that was but is no longer on the day list kept by the registrar under rule 12.]

(2) A person may only apply for the day list information relating to a specified title number during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.

(3) The registrar must provide the day list information in the manner specified in the relevant notice.

(4) Unless otherwise stated by the registrar, the day list information provided must be based on the entries subsisting in the day list immediately before the information is provided.

(5) The registrar is not required to disclose under this rule details of an application under rule 136.

<sup>F164</sup>(6) A person may apply for historic day list information only during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.

(7) The registrar must provide the historic day list information in the manner specified in the relevant notice.]

### Textual Amendments

- F163** Rule 141(1) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 25\(1\)](#)
- F164** Rule 141(6)(7) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 25\(2\)](#)

### Enquiry as to discharge of a charge by electronic means

**142.**—(1) A person may apply in respect of a specified registered title for confirmation of receipt by the registrar of notification of—

- (a) the discharge of a registered charge given by electronic means, or
- (b) the release of part of a registered estate from a registered charge given by electronic means.

(2) An application under paragraph (1) may only be made during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.

(3) The registrar is not required to disclose under this rule any information concerning a notification once the entries of the registered charge to which it relates have been cancelled from the relevant registered title, or the affected part of it.

## Certificate of inspection of title plan

**143.**—(1) Where a person has applied under rule 134 for a certificate of inspection of a title plan, on completion of the inspection the registrar must issue a certificate of inspection.

(2) Subject to rule 132(2), the certificate of inspection must be issued by the registrar in Form CI or to like effect.

### *Historical information*

## Application for <sup>F165</sup>... historical [<sup>F166</sup>information about] a registered title kept by the registrar in electronic form

**144.**—(1) A person may apply for a copy of—

(a) the last edition for a specified day, <sup>F167</sup>...

(b) every edition for a specified day, [<sup>F168</sup>or]

<sup>F169</sup>(c) subject to paragraphs (5) and (6), information that was but is no longer on the register,] of a registered title, and of a registered title that has been closed, kept by the registrar in electronic form.

(2) Subject to rule 132(1), an application under paragraph (1) must be made in Form HC1.

(3) Subject to paragraph (4), if an application under paragraph (1) is in order and the registrar is keeping in electronic form an edition of the registered title for the day specified in the application, he must issue—

(a) if the application is under paragraph (1)(a), subject to rule 132(2), a paper copy of the edition of the registered title at the end of that day, or

(b) if the application is under paragraph (1)(b), subject to rule 132(2), a paper copy of the edition of the registered title at the end of that day and any prior edition kept in electronic form of the registered title for that day.

(4) Where only part of the edition of the registered title requested is kept by the registrar in electronic form he must issue, subject to rule 132(2), a paper copy of that part.

<sup>F170</sup>(5) A person may apply for historical information under paragraph (1)(c) only during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice.

(6) The registrar must provide the historical information referred to in paragraph (5) in the manner specified in the relevant notice.]

### Textual Amendments

**F165** Word in rule 144 heading omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 26\(1\)\(a\)](#)

**F166** Words in rule 144 heading substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 26\(1\)\(b\)](#)

**F167** Word in rule 144(1)(a) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 26\(2\)\(a\)](#)

**F168** Word in rule 144(1)(b) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 26\(2\)\(b\)](#)

**F169** Rule 144(1)(c) inserted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 26\(2\)\(c\)](#)

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**F170** Rule 144(5)(6) added (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, Sch. 1 para. 26(3)

### *Official searches of the index kept under section 68 of the Act*

#### **Searches of the index map**

- 145.**—(1) Any person may apply for an official search of the index map.
- (2) Subject to rule 132(1), an application under paragraph (1) must be made in Form SIM.
- (3) If the registrar so requires, an applicant must provide a copy of an extract from the Ordnance Survey map on the largest scale published showing the land to which the application relates.
- (4) If an application under paragraph (1) is in order, subject to rule 132(2), a paper certificate must be issued including such information specified in Part 1 of Schedule 6 as the case may require.

#### **Searches of the index of relating franchises and manors**

- 146.**—(1) Any person may apply for an official search of the index of relating franchises and manors.
- (2) Subject to rule 132(1), an application under paragraph (1) must be made in Form SIF.
- (3) If an application under paragraph (1) is in order, subject to rule 132(2), a paper certificate must be issued including such information specified in Part 2 of Schedule 6 as the case may require.

### *Official searches with priority*

#### **Application for official search with priority by purchaser**

- 147.**—(1) A purchaser may apply for an official search with priority of the individual register of a registered title to which the protectable disposition relates.
- (2) Where there is a pending application for first registration, the purchaser of a protectable disposition which relates to that pending application may apply for an official search with priority in relation to that pending application.
- (3) Subject to rule 132(1), an application for an official search with priority must be made in Form OS1 or Form OS2, as appropriate.
- (4) Where the application is made in Form OS2 and an accompanying plan is required, unless the registrar allows otherwise, the plan must be delivered in duplicate.

#### **Entry on day list of application for official search with priority**

- 148.**—(1) An application for an official search with priority is to be taken as having been made on the date and at the time of the day notice of it is entered on the day list.
- (2) Paragraph (3) has effect where—
- an application for an official search is in order, and
  - the applicant has not withdrawn the official search.
- (3) Subject to paragraph (4), the entry on the day list of notice of an application for an official search with priority confers a priority period on an application for an entry in the register in respect of the protectable disposition to which the official search relates.
- (4) Paragraph (3) does not apply if the application for an official search with priority is cancelled subsequently because it is not in order.

### Issue of official search certificate with priority

**149.**—(1) If an application for an official search with priority is in order an official search certificate with priority must be issued giving the result of the search as at the date and time that the application was entered on the day list.

(2) An official search certificate with priority relating to a registered estate or to a pending application for first registration may, at the registrar's discretion, be issued in one or both of the following ways—

(a) in paper form, or

(b) under rule 132(2).

(3) Subject to paragraph (4), an official search certificate issued under paragraph (2) must include such information as specified in Part 3 or Part 4 of Schedule 6 as the case may require and may be issued by reference to an official copy of the individual register of the relevant registered title.

(4) If an official search certificate is to be, or has been, issued in paper form under paragraph (2) (a), another official search certificate issued under paragraph (2)(b) in respect of the same application need only include the information specified at A, F, G and H of Part 3 and A, H and I of Part 4 of Schedule 6, as the case may require.

### Withdrawal of official search with priority

**150.**—(1) Subject to paragraph (2), a person who has made an application for an official search with priority of a registered title or in relation to a pending first registration application, may withdraw that official search by application to the registrar.

(2) An application under paragraph (1) cannot be made if an application for an entry in the register in respect of the protectable disposition made pursuant to the official search has been made and completed.

(3) Once an official search has been withdrawn under paragraph (1) rule 148(3) shall cease to apply in relation to it.

### Protection of an application on which a protected application is dependent

**151.**—(1) Subject to paragraph (4), paragraph (2) has effect where an application for an entry in the register is one on which an official search certificate confers a priority period and there is a prior registrable disposition affecting the same registered land, on which that application is dependent.

(2) An application for an entry in the register in relation to that prior registrable disposition is for the purpose of section 72(1)(a) of the Act an application to which a priority period relates.

(3) The priority period referred to in paragraph (2) is a period expiring at the same time as the priority period conferred by the official search referred to in paragraph (1).

(4) Paragraph (2) does not have effect unless both the application referred to in paragraph (1) and the application referred to in paragraph (2) are—

(a) made before the end of that priority period, and

(b) in due course completed by registration.

#### Modifications etc. (not altering text)

**C15** Rule 151 applied (with modifications) (13.10.2003) by [The Land Registration Act 2002 \(Transitional Provisions\) Order 2003 \(S.I. 2003/1953\)](#), arts. 1(1), **28(2)**

*Status: Point in time view as at 04/01/2024.*

*Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

### **Protection of an application relating to a pending application for first registration on which a protected application is dependent**

**152.**—(1) Subject to paragraphs (4) and (5), paragraph (2) has effect where—

- (a) there is a pending application for first registration,
- (b) there is a pending application for an entry in the register on which an official search confers a priority period,
- (c) there is an application for registration of a prior registrable disposition affecting the same registrable estate or charge as the pending application referred to in sub-paragraph (b),
- (d) the pending application referred to in sub-paragraph (b) is dependent on the application referred to in sub-paragraph (c), and
- (e) the application referred to in sub-paragraph (c) is subject to the pending application for first registration referred to in sub-paragraph (a).

(2) An application for an entry in the register in relation to the prior registrable disposition referred to in paragraph (1)(c) is for the purpose of section 72(1)(a) of the Act an application to which a priority period relates.

(3) The priority period referred to in paragraph (2) is a period expiring at the same time as the priority period conferred by the official search referred to in paragraph (1)(b).

(4) Paragraph (2) does not have effect unless the pending application for first registration referred to in paragraph (1)(a) is in due course completed by registration of all or any part of the registrable estate.

(5) Paragraph (2) does not have effect unless both the pending application on which an official search confers priority referred to in paragraph (1)(b) and the application relating to the prior registrable disposition referred to in paragraph (1)(c) are—

- (a) made before the end of that priority period, and
- (b) in due course completed by registration.

### **Priority of concurrent applications for official searches with priority and concurrent official search certificates with priority**

**153.**—(1) Where two or more official search certificates with priority relating to the same registrable estate or charge or to the same registered land have been issued and are in operation, the certificates take effect, as far as relates to the priority conferred, in the order of the times at which the applications for official search with priority were entered on the day list, unless the applicants agree otherwise.

(2) Where one transaction is dependent upon another the registrar must assume (unless the contrary appears) that the applicants for official search with priority have agreed that their applications have priority so as to give effect to the sequence of the documents effecting the transactions.

### **Applications lodged at the same time as the priority period expires**

**154.**—(1) Where an official search with priority has been made in respect of a registered title and an application relating to that title is taken as having been made at the same time as the expiry of the priority period relating to that search, the time of the making of that application is to be taken as within that priority period.

(2) Where an official search with priority has been made in respect of a pending application for first registration and a subsequent application relating to a registrable estate which is subject to that pending application for first registration, or was so subject before completion of the registration of



that registrable estate, is taken as having been made at the same time as the expiry of the priority period relating to that search, the time of the making of that subsequent application is to be taken as within that priority period.

### *Official searches without priority*

#### **Application for official search without priority**

**155.**—(1) A person may apply for an official search without priority of an individual register of a registered title.

(2) Subject to rule 132(1), an application for an official search without priority must be made in Form OS3.

(3) Where the application is in Form OS3 and an accompanying plan is required, unless the registrar allows otherwise, the plan must be delivered in duplicate.

#### **Issue of official search certificate without priority**

**156.**—(1) If an application for an official search without priority is in order, an official search certificate without priority must be issued.

(2) An official search certificate without priority may, at the registrar's discretion, be issued in one or both of the following ways—

- (a) in paper form, or
- (b) under rule 132(2).

(3) Subject to paragraph (4), an official search certificate without priority issued under paragraph (2) must include such information specified in Part 3 of Schedule 6 as the case may require and may be issued by reference to an official copy of the individual register of the relevant registered title.

(4) If an official certificate of search is to be, or has been, issued in paper form under paragraph (2) (a), another official search certificate issued under paragraph (2)(b) in respect of the same application need only include the information specified at A, F, G and H of Part 3 of Schedule 6, as the case may require.

### *Request for information*

#### **Information requested by telephone, oral or remote terminal application for an official search**

**157.**—(1) If an application under rule 147(3) or rule 155(2) has been made by telephone or orally by virtue of rule 132(1) in respect of a registered title, the registrar may, before or after the official search has been completed, at his discretion, inform the applicant, by telephone or orally, whether or not—

- (a) there have been any relevant adverse entries made in the individual register since the search from date given in the application, or
- (b) there is any relevant entry subsisting on the day list.

(2) If an application under rule 147(3) has been made by telephone or orally by virtue of rule 132(1) in respect of a legal estate subject to a pending application for first registration, the registrar may, before or after the official search has been completed, at his discretion, inform the applicant, by telephone or orally, whether or not there is any relevant entry subsisting on the day list.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

(3) If an application under rule 147(3) or rule 155(2) has been made to the land registry computer system from a remote terminal by virtue of rule 132(1), the registrar may, before or after the official search has been completed, at his discretion, inform the applicant, by a transmission to the remote terminal, whether or not—

- (a) in the case of an official search of a registered title, there have been any relevant entries of the kind referred to in paragraph (1)(a) or (b), or
  - (b) in the case of an official search of a legal estate subject to a pending application for first registration, there have been any relevant entries of the kind referred to in paragraph (2).
- (4) Under this rule the registrar need not provide the applicant with details of any relevant entries.

*Official searches for the purpose of the Family Law Act 1996 and information requests*

### **Application for official search for the purpose of the Family Law Act 1996 by a mortgagee**

**158.**—(1) A mortgagee of land comprised in a registered title that consists of or includes all or part of a dwelling-house may apply for an official search certificate of the result of a search of the relevant individual register for the purpose of section 56(3) of the Family Law Act 1996 <sup>M26</sup>.

- (2) Subject to rule 132(1), an application under paragraph (1) must be made in [F171Form HR3] .

#### **Textual Amendments**

**F171** Words in rule 158(2) substituted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), 14

#### **Marginal Citations**

**M26** 1996 c. 27.

### **Issue of official search certificate result following an application made by a mortgagee for the purpose of section 56(3) of the Family Law Act 1996**

**159.**—(1) An official search certificate giving the result of a search in respect of an application made under rule 158 may, at the registrar's discretion, be issued in one or both of the following ways—

- (a) in paper form, or
- (b) under rule 132(2).

(2) Subject to paragraph (3), an official search certificate issued under paragraph (1) must include the information specified in Part 5 of Schedule 6.

(3) If an official search certificate is to be, or has been, issued under paragraph (1)(a), another official search certificate issued under rule 132(2) by virtue of paragraph (1)(b) in respect of the same application need only include the information specified at A, E and F of Part 5 of Schedule 6.

### **Information requested by an applicant for an official search for the purpose of the Family Law Act 1996**

**160.** If an application has been made under rule 158 the registrar may, at his discretion, during the currency of a relevant notice given under Schedule 2, and in accordance with the limitations contained in that notice, before the official search has been completed, inform the applicant, by any means of communication, whether or not—

- (a) a <sup>F172</sup>... home rights notice or matrimonial home rights caution has been entered in the individual register of the relevant registered title, or
- (b) there is a pending application for the entry of a <sup>F173</sup>... home rights notice entered on the day list.

**Textual Amendments**

**F172** Word in rule 160(a) deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **15(1)**

**F173** Word in rule 160(b) deleted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **15(2)**

## PART 14

### MISCELLANEOUS AND SPECIAL CASES

*Dispositions by operation of law within section 27(5) of the Act*

**Applications to register dispositions by operation of law which are registrable dispositions**

**161.**—(1) Subject to paragraphs (2) and (3), an application to register a disposition by operation of law which is a registrable disposition must be accompanied by sufficient evidence of the disposition.

(2) Where a vesting order has been made, it must accompany the application.

(3) Where there is a vesting declaration to which section 40 of the Trustee Act 1925 <sup>M27</sup> applies, the application must be accompanied by the deed of appointment or retirement, and—

- (a) a certificate from the conveyancer acting for the persons making the appointment or effecting the retirement that they are entitled to do so, or
- (b) such other evidence to satisfy the registrar that the persons making the appointment or effecting the retirement are entitled to do so.

**Marginal Citations**

**M27** 1925 c. 19.

*Death of proprietor*

**Transfer by a personal representative**

**162.**—<sup>F174</sup>(1) An application to register a transfer by a personal representative, who is not already registered as proprietor, must be accompanied by—

- (a) the original grant of probate of the deceased proprietor and, where section 7 of the Administration of <sup>F175</sup>Estates Act 1925 applies, the original grant of probate showing the chain of representation, to prove that the transferor is his personal representative,
- (b) the original letters of administration of the deceased proprietor showing the transferor as his personal representative,
- (c) a court order appointing the transferor as the deceased's personal representative, or

**Status:** Point in time view as at 04/01/2024.

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- (d) (where a conveyancer is acting for the applicant) a certificate given by a conveyancer that the conveyancer holds the original or a certified or office copy of such grant of probate, letters of administration or court order.]

(2) The registrar shall not be under a duty to investigate the reasons a transfer of registered land by a personal representative of a deceased sole proprietor or last surviving joint proprietor is made nor to consider the contents of the will and, provided the terms of any restriction on the register are complied with, he must assume, whether he knows of the terms of the will or not, that the personal representative is acting correctly and within his powers.

#### Textual Amendments

**F174** Rule 162(1) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 51](#) (with rule 5)

**F175** Word in rule 162(1)(a) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 27](#)

#### Registration of a personal representative

**163.**—(1) An application by a personal representative to become registered as proprietor of a registered estate or registered charge—

- (a) in place of a deceased sole proprietor or the last surviving joint proprietor, or
- (b) jointly with another personal representative who is already so registered, or
- (c) in place of another personal representative who is already registered as proprietor,

must be accompanied by the evidence specified in paragraph (2).

[<sup>F176</sup>(2) Subject to paragraph (3), the evidence that must accompany an application under paragraph (1) is—

- (a) the original grant of probate of the deceased proprietor and, where section 7 of the Administration of [<sup>F177</sup>Estates] Act 1925 applies, the original grant of probate showing the chain of representation, to prove that the [<sup>F177</sup>applicant] is his personal representative,
- (b) the original letters of administration of the deceased proprietor showing the [<sup>F178</sup>applicant] as his personal representative,
- (c) a court order appointing the applicant as the deceased's personal representative, or
- (d) (where a conveyancer is acting for the applicant) a certificate given by the conveyancer that he holds the original or an office copy of such grant of probate, letters of administration or court order.]

(3) An application under paragraph (1)(c) must be accompanied by evidence to satisfy the registrar that the appointment of the personal representative whom the applicant is replacing has been terminated.

(4) When registering a personal representative of a deceased proprietor, the registrar must add the following after the personal representative's name—

“executor or executrix (or administrator or administratrix) of [name] deceased”.

(5) Before registering another personal representative as a result of an application made under paragraph (1)(b) the registrar must serve notice upon the personal representative who is registered as proprietor.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

### Textual Amendments

- F176** Rule 163(2) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008](#) (S.I. 2008/1919), rule 2(1), [Sch. 1 para. 52](#) (with rule 5)
- F177** Words in [rule 163\(2\)\(a\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018](#) (S.I. 2018/70), rule 1, [Sch. 1 para. 28\(1\)](#)
- F178** Word in [rule 163\(2\)\(b\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018](#) (S.I. 2018/70), rule 1, [Sch. 1 para. 28\(2\)](#)

## Death of joint proprietor

**164.** An application for alteration of the register by the removal from the register of the name of a deceased joint proprietor of a registered estate or registered charge must be accompanied by evidence of his death.

### *Bankruptcy of proprietor*

## Bankruptcy notice

**165.—(1)** The bankruptcy notice in relation to a registered estate must be entered in the proprietorship register and the bankruptcy notice in relation to a registered charge must be entered in the charges register <sup>[F179]</sup>.

(1A) The bankruptcy notice on registration of a petition in bankruptcy must be in the following form—

“BANKRUPTCY NOTICE entered under section 86(2) of the Land Registration Act 2002 in respect of a pending action, as the title of the [proprietor of the registered estate] *or* [the proprietor of the charge dated..... referred to above] appears to be affected by a petition in bankruptcy against [*name of debtor*], presented in the [*name*] Court (Court Reference Number.....) (Land Charges Reference Number PA.....).”

<sup>[F180]</sup>(1B) The bankruptcy notice on registration of a bankruptcy application must be in the following form—

“BANKRUPTCY NOTICE entered under section 86(2) of the Land Registration Act 2002 in respect of a pending action, as the title of [the proprietor of the registered estate] *or* [the proprietor of the charge dated....referred to above] appears to be affected by a bankruptcy application made by [name of debtor] (reference.....) (Land Charges Reference Number PA.....).”

(2) The registrar must give notice of the entry of a bankruptcy notice to the proprietor of the registered estate or registered charge to which it relates.

(3) In this rule, “bankruptcy notice” means the notice which the registrar must enter in the register under section 86(2) of the Act.

### Textual Amendments

- F179** Words in [rule 165\(1\)](#) substituted (6.4.2016) by virtue of [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\)](#) and the [Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016](#) (S.I. 2016/481), reg. 1, [Sch. 2 para. 8\(2\)\(a\)](#)
- F180** [Rule 165\(1B\)](#) inserted (6.4.2016) by [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\)](#) and the [Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016](#) (S.I. 2016/481), reg. 1, [Sch. 2 para. 8\(2\)\(b\)](#)

*Status: Point in time view as at 04/01/2024.*

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## Bankruptcy restriction

**166.**—(1) The bankruptcy restriction in relation to a registered estate must be entered in the proprietorship register and the bankruptcy restriction in relation to a registered charge must be entered in the charges register <sup>F181</sup>.

(1A) The bankruptcy restriction on registration of a bankruptcy order made by the court must be in the following form—

“BANKRUPTCY RESTRICTION entered under section 86(4) of the Land Registration Act 2002, as the title of [the proprietor of the registered estate] *or* [the proprietor of the charge dated..... referred to above] appears to be affected by a bankruptcy order made by the [name] Court (Court Reference Number.....) against [name of debtor] (Land Charges Reference Number WO.....).

[No disposition of the registered estate] *or* [No disposition of the charge] is to be registered until the trustee in bankruptcy of the property of the bankrupt is registered as proprietor of the [registered estate] *or* [charge].”

<sup>F182</sup>(1B) The bankruptcy restriction on registration of a bankruptcy order made by the adjudicator must be in the following form—

“BANKRUPTCY RESTRICTION entered under section 86(4) of the Land Registration Act 2002 as the title of [the proprietor of the registered estate] *or* [the proprietor of the charge dated.....referred to above] appears to be affected by a bankruptcy order made by the adjudicator (reference.....) against [name of debtor] (Land Charges Reference Number WO.....).

[No disposition of the registered estate] *or* [No disposition of the charge] is to be registered until the trustee in bankruptcy of the property of the bankrupt is registered as proprietor of the [registered estate] *or* [charge].”

(2) The registrar must give notice of the entry of a bankruptcy restriction to the proprietor of the registered estate or registered charge to which it relates.

(3) In this rule, “bankruptcy restriction” means the restriction which the registrar must enter in the register under section 86(4) of the Act.

### Textual Amendments

**F181** Words in rule 166(1) substituted (6.4.2016) by virtue of [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\)](#) and the [Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016 \(S.I. 2016/481\)](#), reg. 1, **Sch. 2 para. 8(3)(a)**

**F182** Rule 166(1B) inserted (6.4.2016) by [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\)](#) and the [Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016 \(S.I. 2016/481\)](#), reg. 1, **Sch. 2 para. 8(3)(b)**

## Action of the registrar in relation to bankruptcy entries

**167.**—(1) Where the registrar is satisfied that—

(a) the bankruptcy order has been annulled, *or*

<sup>F183</sup>(ab) the adjudicator has refused to make a bankruptcy order, *or*

(b) the bankruptcy petition has been dismissed or withdrawn with the court's permission, *or*

(c) the bankruptcy proceedings do not affect or have ceased to affect the registered estate or registered charge in relation to which a bankruptcy notice or bankruptcy restriction has been entered on the register,

he must as soon as practicable cancel any bankruptcy notice or bankruptcy restriction which relates to that bankruptcy order, [<sup>F184</sup>to that bankruptcy application,] to that bankruptcy petition or to those proceedings from the register.

(2) Where it appears to the registrar that there is doubt as to whether the debtor or bankrupt is the same person as the proprietor of the registered estate or registered charge in relation to which a bankruptcy notice or bankruptcy restriction has been entered, he must as soon as practicable take such action as he considers necessary to resolve the doubt.

(3) In this rule—

“bankruptcy notice” means the notice which the registrar must enter in the register under section 86(2) of the Act, and

“bankruptcy restriction” means the restriction which the registrar must enter in the register under section 86(4) of the Act.

#### Textual Amendments

**F183** Rule 167(1)(ab) inserted (6.4.2016) by The Enterprise and Regulatory Reform Act 2013 (Consequential Amendments) (Bankruptcy) and the Small Business, Enterprise and Employment Act 2015 (Consequential Amendments) Regulations 2016 (S.I. 2016/481), reg. 1, **Sch. 2 para. 8(4)(a)**

**F184** Words in rule 167(1) inserted (6.4.2016) by The Enterprise and Regulatory Reform Act 2013 (Consequential Amendments) (Bankruptcy) and the Small Business, Enterprise and Employment Act 2015 (Consequential Amendments) Regulations 2016 (S.I. 2016/481), reg. 1, **Sch. 2 para. 8(4)(b)**

### Registration of trustee in bankruptcy

**168.**—(1) Where—

- (a) a proprietor has had a bankruptcy order made against him, or
- (b) an insolvency administration order has been made in respect of a deceased proprietor,

and the bankrupt's or deceased's registered estate or registered charge has vested in the trustee in bankruptcy, the trustee may apply for the alteration of the register by registering himself in place of the bankrupt or deceased proprietor.

(2) The application must be supported by, as appropriate—

- (a) the bankruptcy order relating to the bankrupt or the insolvency administration order relating to the deceased's estate, and
- (b) a certificate signed by the trustee that the registered estate or registered charge is comprised in the bankrupt's estate or deceased's estate, and
- (c) where the official receiver is the trustee, a certificate by him to that effect, and, where the trustee is another person, the evidence referred to in paragraph (3).

(3) The evidence referred to at paragraph (2)(c) is—

- (a) his certificate of appointment as trustee by the meeting of the bankrupt's or deceased debtor's creditors, or
- (b) his certificate of appointment as trustee by the Secretary of State, or
- (c) the order of the court appointing him trustee.

(4) In this rule, “insolvency administration order” has the same meaning as in section 385(1) of the Insolvency Act 1986 <sup>M28</sup>.

**Status:** Point in time view as at 04/01/2024.

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**Marginal Citations**

M28 1986 c. 45.

**Trustee in bankruptcy vacating office**

169.—(1) This rule applies where—

- (a) a trustee in bankruptcy, who has been registered as proprietor, vacates his office, and
- (b) the official receiver or some other person has been appointed the trustee of the relevant bankrupt's estate, and
- (c) the official receiver or that person applies to be registered as proprietor in place of the former trustee.

(2) The application referred to in paragraph (1)(c) must be supported by the evidence required by rule 168(2)(c).

**Description of trustee in register**

170. Where the official receiver or another trustee in bankruptcy is registered as proprietor, the words “Official Receiver and trustee in bankruptcy of [name]” or “Trustee in bankruptcy of [name]” must be added to the register, as appropriate.

*Overseas insolvency proceedings*

**Proceedings under the EU Regulation on insolvency proceedings.**

<sup>F185</sup>171. ....

**Textual Amendments**

F185 Rule 171 omitted (31.12.2020) by virtue of [The Insolvency \(Amendment\) \(EU Exit\) Regulations 2019](#) (S.I. 2019/146), reg. 1(3), [Sch. para. 109](#) (with regs. 4, 5); 2020 c. 1, Sch. 5 para. 1(1)

*Pending land actions, writs and orders*

**Benefit of pending land actions, writs and orders**

172.—(1) For the purposes of section 34(1) of the Act, a relevant person shall be treated as having the benefit of the pending land action, writ or order, as appropriate.

(2) In determining whether a person has a sufficient interest in the making of an entry of a restriction under section 43(1)(c) of the Act, a relevant person shall be treated as having the benefit of the pending land action, writ or order, as appropriate.

(3) In this rule, “a relevant person” means a person (or his assignee or chargee, if appropriate) who is taking any action or proceedings which are within section 87(1)(a) of the Act, or who has obtained a writ or order within section 87(1)(b) of the Act.



## *The Crown*

### **Escheat etc**

**173.**—(1) Where a registered freehold estate in land has determined, the registrar may enter a note of that fact in the property register and in the property register of any inferior affected registered title.

(2) Where the registrar considers that there is doubt as to whether a registered freehold estate in land has determined, the entry under paragraph (1) must be modified by a statement to that effect.

## *Church of England*

### **Entry of Incumbent on a transfer to the Church Commissioners**

**174.**—(1) Where by virtue of any Act or Measure a transfer to the Church Commissioners has the effect, subject only to being completed by registration, of vesting any registered land either immediately or at a subsequent time in an incumbent or any other ecclesiastical corporation sole, the registrar must register the incumbent or such other ecclesiastical corporation as proprietor upon receipt of—

- (a) an application,
- (b) the transfer to the Church Commissioners, and
- (c) a certificate by the Church Commissioners in Form 4.

(2) The certificate in Form 4 may be given either in the transfer or in a separate document.

(3) In this rule, “Measure” means a Measure of the National Assembly of the Church of England or of the General Synod of the Church of England.

### **Entry of Church Commissioners etc as proprietor**

**175.**—(1) When any registered land is transferred to or (subject only to completion by registration) vested in the Church Commissioners, any ecclesiastical corporation, aggregate or sole, or any other person, by—

- (a) a scheme of the Church Commissioners, or
- (b) an instrument taking effect on publication in the London Gazette made pursuant to any Act or Measure relating to or administered by the Church Commissioners, or
- (c) any transfer authorised by any such Act or Measure,

the registrar must, on application, register the Church Commissioners, such ecclesiastical corporation or such other person as proprietor.

(2) The application must be accompanied by—

- (a) a certificate by the Church Commissioners in Form 5, and

[<sup>F186</sup>(b) one of the following, as appropriate—

- (i) a sealed copy of the scheme of the Church Commissioners,
- (ii) a copy of the London Gazette publishing the instrument, or
- (iii) the transfer.]

(3) The certificate in Form 5 may be given either in the transfer or in a separate document.

(4) In this rule, “Measure” means a Measure of the National Assembly of the Church of England or of the General Synod of the Church of England.

**Status:** Point in time view as at 04/01/2024.

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### Textual Amendments

**F186** Rule 175(2)(b) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 53](#) (with rule 5)

## Charities

### Non-exempt charities—restrictions

**176.**—(1) The restriction which the registrar is required by section 37(8) or section 39(1B) of the Charities Act 1993 <sup>M29</sup> to enter in the register where one of those subsections applies must be the appropriate restriction.

(2) Any of the following applications must, if they relate to a registered or unregistered estate held by or in trust for a non-exempt charity, be accompanied by an application for entry of the appropriate restriction unless, in the case of a registered estate, that restriction is already in the register—

- (a) an application for first registration of an unregistered estate unless the disposition which triggers the requirement of registration is effected by an instrument containing the statement set out in rule 179(b) or rule 180(2)(b) or (c),
- (b) an application to register a transfer of a registered estate unless the disposition is effected by an instrument containing the statement set out in rule 179(b),
- (c) an application under rule 161 to register the vesting of a registered estate in a person other than the proprietor of that estate.

(3) Where a registered estate is held by or in trust for a corporation and the corporation becomes a non-exempt charity, the charity trustees must apply for entry of the appropriate restriction.

(4) In this rule “the appropriate restriction” means a restriction in Form E.

### Marginal Citations

**M29** 1993 c. 10.

### Registration of trustees incorporated under Part VII of the Charities Act 1993

**177.** In any registrable disposition in favour of charity trustees incorporated under Part VII of the Charities Act 1993 they must be described as “a body corporate under Part VII of the Charities Act 1993” and the application to register the disposition must be accompanied by the certificate granted by the Charity Commissioners under section 50 of that Act.

### Registration of official custodian

**178.**—(1) An application to register the official custodian as proprietor of a registered estate or a registered charge must be accompanied by—

- (a) an order of the court made under section 21(1) of the Charities Act 1993, or
- (b) an order of the Charity Commissioners made under sections 16 or 18 of the Charities Act 1993.

(2) Where the estate or charge is vested in the official custodian by virtue of an order under section 18 of the Charities Act 1993, an application to register him as proprietor (whether under Chapter 1 of Part 2 of the Act or following a registrable disposition) must be accompanied by an application for the entry of a restriction in Form F.

(3) Where the official custodian is registered as proprietor of a registered estate or a registered charge, except where the estate or charge is vested in him by virtue of an order under section 18 of the Charities Act 1993, the address of the charity trustees or, where the registered estate or registered charge is held on behalf of a charity which is a corporation, the address of the charity, must be entered in the register as his address for service under rule 198.

#### Statements to be contained in dispositions in favour of a charity

**179.** The statement required by section 37(5) of the Charities Act 1993 must, in an instrument to which section 37(7) of that Act applies, be in one of the following forms—

- (a) “The land transferred (*or as the case may be*) will, as a result of this transfer (*or as the case may be*) be held by (or in trust for) (*charity*), an exempt charity.”
- (b) “The land transferred (*or as the case may be*) will, as a result of this transfer (*or as the case may be*) be held by (or in trust for) (*charity*), a non-exempt charity, and the restrictions on disposition imposed by section 36 of the Charities Act 1993 will apply to the land (subject to section 36(9) of that Act).”

#### Statements to be contained in dispositions by a charity

**180.—(1)** The statement required by section 37(1) of the Charities Act 1993 must, in an instrument to which section 37(7) of that Act applies, be in one of the following forms—

- (a) “The land transferred (*or as the case may be*) is held by [(*proprietors*) in trust for] (*charity*), an exempt charity.”
- (b) “The land transferred (*or as the case may be*) is held by [(*proprietors*) in trust for] (*charity*), a non-exempt charity, but this transfer (*or as the case may be*) is one falling within [F187 paragraph (a), (aa), (b) or (c)] (*as the case may be*) of section 36(9) of the Charities Act 1993.”
- (c) “The land transferred (*or as the case may be*) is held by [(*proprietors*) in trust for] (*charity*), a non-exempt charity, and this transfer (*or as the case may be*) is not one falling within [F188 paragraph (a), (aa), (b) or (c)] of section 36(9) of the Charities Act 1993, so that the restrictions on disposition imposed by section 36 of that Act apply to the land.”

(2) The statement required by section 39(1) of the Charities Act 1993 must, in a mortgage which is a registrable disposition or to which section 4(1)(g) of the Act applies, be in one of the following forms—

- (a) “The land charged is held by (*or in trust for*) (*charity*), an exempt charity.”
- (b) “The land charged is held by (*or in trust for*) (*charity*), a non-exempt charity, but this charge (*or mortgage*) is one falling within section 38(5) of the Charities Act 1993.”
- (c) “The land charged is held by (*or in trust for*) (*charity*), a non-exempt charity, and this charge (*or mortgage*) is not one falling within section 38(5) of the Charities Act 1993, so that the restrictions imposed by section 38 of that Act apply.”

(3) The statement required by section 39(1A)(b) of the Charities Act 1993 must be in the following form—

“The restrictions on disposition imposed by section 36 of the Charities Act 1993 also apply to the land (subject to section 36(9) of that Act).”

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**Textual Amendments**

- F187** Words in [rule 180\(1\)\(b\)](#) substituted (1.6.2010 immediately after 2006 c. 50, s. 11(3) comes into force, see S.I. 2010/503, art. 2, Sch. 1) by [The Charities Act 2006 \(Changes in Exempt Charities\) Order 2010 \(S.I. 2010/500\)](#), art. 1, [Sch. 1 para. 9\(2\)](#) (with [Sch. 2](#))
- F188** Words in [rule 180\(1\)\(c\)](#) substituted (1.6.2010 immediately after 2006 c. 50, s. 11(3) comes into force, see S.I. 2010/503, art. 2, Sch. 1) by [The Charities Act 2006 \(Changes in Exempt Charities\) Order 2010 \(S.I. 2010/500\)](#), art. 1, [Sch. 1 para. 9\(2\)](#) (with [Sch. 2](#))

*Companies and other corporations*

**Registration of companies and limited liability partnerships**

<sup>F189</sup>**181.** . . . . .

**Textual Amendments**

- F189** Rule 181 revoked (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 54](#) (with rule 5)

**Registration of trustees of charitable, ecclesiastical or public trust**

**182.**—(1) Subject to paragraph [<sup>F190</sup>(2)], where a corporation or body of trustees holding on charitable, ecclesiastical or public trusts applies to be registered as proprietor of a registered estate or registered charge, the application must be accompanied by the document creating the trust.

<sup>F191</sup>(2) . . . . .

<sup>F191</sup>(3) . . . . .

[<sup>F192</sup>(2)] Paragraph (1) of this rule does not apply in the case of a registered estate or a registered charge held by or in trust for a non-exempt charity.

**Textual Amendments**

- F190** Word in rule 182(1) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 55\(a\)](#) (with rule 5)
- F191** Rule 182(2)(3) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 55\(b\)](#) (with rule 5)
- F192** Rule 182(2): renumbered (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 55\(c\)](#) (with rule 5)

**[<sup>F193</sup>Registration of certain corporations]**

[<sup>F193</sup>**183.**—(1) Where a corporation to which this rule applies makes an application to be registered as proprietor of a registered estate or registered charge the application must also be accompanied by evidence of the extent of its powers to hold and sell, mortgage, lease and otherwise deal with, or to lend money on a mortgage or charge of, land.

(2) The evidence must include—

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- (a) the charter, statute, rules, memorandum and articles of association or other documents constituting the corporation, or a certificate given either—
  - (i) in Form 7 by a qualified lawyer practising in the territory of incorporation of the corporation, where the corporation is incorporated outside the United Kingdom, or
  - (ii) in Form 8 by the applicant's conveyancer, in respect of any other corporation to which this rule applies, and
- (b) such further evidence as the registrar may require.
- (3) This rule applies to any corporation aggregate which is not—
  - (a) a company incorporated in any part of the United Kingdom under the Companies Acts,
  - (b) a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000 or the Limited Liability Partnerships Act (Northern Ireland) 2002, or
  - (c) a corporation to which rule 182(1) applies.]

**Textual Amendments**

**F193** Rule 183 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 56](#) (with rule 5)

**[<sup>F194</sup>Registration of registered social landlords [<sup>F195</sup>, private registered providers of social housing] and unregistered housing associations**

**183A.**—<sup>F196</sup>(1) .....  
<sup>F197</sup>(1A) .....

(2) If an applicant for registration as proprietor of a registered estate or a registered charge is, or holds on trust for, an unregistered housing association within the meaning of the Housing Associations Act 1985 and the application relates to grant-aided land as defined in Schedule 1 to that Act, the application must include a certificate to that effect.]

**Textual Amendments**

**F194** Rule 183A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 57](#) (with rule 5)

**F195** Words in rule 183A heading inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) \(No. 2\) Order 2010 \(S.I. 2010/671\)](#), art. 1(2), [Sch. 1 para. 32\(a\)](#) (with Sch. 2); S.I. 2010/862, art. 2

**F196** Rule 183A(1) omitted (15.8.2018) by virtue of [The Regulation of Registered Social Landlords \(Wales\) Act 2018 \(Consequential Amendments\) Regulations 2018 \(S.I. 2018/870\)](#), regs. 1(2), [4\(b\)](#)

**F197** Rule 183A(1A) omitted (6.4.2017) by virtue of [The Housing and Planning Act 2016 \(Consequential Provisions\) \(England\) Regulations 2017 \(S.I. 2017/378\)](#), regs. 1(1), [2](#)

**Administration orders and liquidation of a company**

**184.**—(1) Paragraph (2) applies where a company which is the registered proprietor of a registered estate or registered charge [<sup>F198</sup>enters administration] under the Insolvency Act 1986 <sup>M30</sup>.

(2) Upon the application of the company's administrator, supported by the order [<sup>F199</sup>or the notice of appointment], the registrar must make an entry in the individual register of the relevant registered

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title as to the making of the order [<sup>F199</sup>or the notice of appointment] and the appointment of the administrator.

(3) Paragraphs (4) and (5) apply where a company which is the registered proprietor of a registered estate or registered charge is in liquidation.

(4) Upon the application of the company's liquidator, the registrar must make an entry in the individual register of the relevant registered title as to the appointment of the liquidator.

(5) The application under paragraph (4) must be supported by the order, appointment by the Secretary of State or resolution under which the liquidator was appointed and such other evidence as the registrar may require.

#### Textual Amendments

**F198** Words in rule 184(1) substituted (15.9.2003) by [The Enterprise Act 2002 \(Insolvency\) Order 2003 \(S.I. 2003/2096\)](#), art. 1(1), **Sch. para. 80(a)** (with art. 6)

**F199** Words in rule 184(1) inserted (15.9.2003) by [The Enterprise Act 2002 \(Insolvency\) Order 2003 \(S.I. 2003/2096\)](#), art. 1(1), **Sch. para. 80(b)** (with art. 6)

#### Modifications etc. (not altering text)

**C16** Rule 184(1) modified (4.1.2024) by [S.I. 2021/716](#), **Sch. 3 para. 6** (as substituted by [The Payment and Electronic Money Institution Insolvency \(Amendment\) Regulations 2023 \(S.I. 2023/1399\)](#), regs. 1(2), **21(8)**)

**C17** Rule 184(1) modified (8.2.2011) by [The Investment Bank Special Administration Regulations 2011 \(S.I. 2011/245\)](#), reg. 1, **Sch. 6 para. 6** (with reg. 27(a))

**C18** Rule 184 modified (31.1.2019) by [The Further Education Bodies \(Insolvency\) Regulations 2019 \(S.I. 2019/138\)](#), regs. 1(1), **37** (with regs. 1(2), 3(b))

**C19** Rule 184(1) modified (8.7.2021) by [The Payment and Electronic Money Institution Insolvency Regulations 2021 \(S.I. 2021/716\)](#), reg. 2, **Sch. 3 para. 6** (with reg. 5) (as amended (4.1.2024) by [S.I. 2023/1399](#), regs. 1(2), **4**)

#### Marginal Citations

**M30** 1986 c. 45.

#### [<sup>F200</sup>Housing administration orders

**184A.**—(1) Paragraph (2) applies where a housing administration order is made under the Housing and Planning Act 2016 in relation to a registered provider which is the registered proprietor of a registered estate or a registered charge.

(2) Upon the application of the registered provider's housing administrator, supported by the order, the registrar must make an entry in the individual register of the relevant registered title as to the making of the order and the appointment of the housing administrator.

(3) In this rule “housing administration order”, “housing administrator” and “registered provider” have the meanings set out in Chapter 5 of Part 4 of the Housing and Planning Act 2016.]

#### Textual Amendments

**F200** Rule 184A inserted (4.7.2018) by [The Insolvency of Registered Providers of Social Housing Regulations 2018 \(S.I. 2018/728\)](#), regs. 1, **4**

## Note of dissolution of a corporation

**185.** Where a corporation shown in an individual register as the proprietor of the registered estate or of a registered charge has been dissolved, the registrar may enter a note of that fact in the proprietorship register or in the charges register, as appropriate.

## Settlements

### Settlements

**186.** Schedule 7 (which makes provision for the purposes of the Act in relation to the application to registered land of the enactments relating to settlements under the Settled Land Act 1925 <sup>M31</sup>) has effect.

#### Marginal Citations

M31 1925 c. 18.

## Adverse Possession

### [<sup>F201</sup> Interpretation]

[<sup>F201</sup>**187.**—(1) Where the application is to be registered as proprietor of a registered rentcharge, the references in rules 188, 188A, 189, 190, 192, 193, 194A, 194B, 194C, 194F, and 194G to Schedule 6 to the Act are to Schedule 6 as applied by rule 191.

(2) In rules 194A, 194B and 194F, “post” means pre-paid delivery by a postal service which seeks to deliver documents within the United Kingdom no later than the next working day in all or the majority of cases, and to deliver outside the United Kingdom within such period as is reasonable in all the circumstances.

(3) In rules 194A, 194B, 194C, 194F and 194G, “qualified surveyor” means a fellow or professional associate of the Royal Institution of Chartered Surveyors.]

#### Textual Amendments

**F201** Rule 187 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 58](#) (with rule 5)

## Applications for registration—procedure

**188.**—(1) An application under paragraphs 1 or 6 of Schedule 6 to the Act must be in Form ADV1 and be accompanied by—

- (a) a statutory declaration [<sup>F202</sup>or statement of truth] made by the applicant not more than one month before the application is taken to have been made, together with any supporting statutory declarations [<sup>F202</sup>or statements of truth], to provide evidence of adverse possession of the registered estate in land or rentcharge against which the application is made for a period which if it were to continue from the date of the applicant's statutory declaration [<sup>F202</sup>or statement of truth] to the date of the application would be—

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- (i) where the application is under paragraph 1, of not less than ten years (or sixty years, if paragraph 13 of Schedule 6 to the Act applies) ending on the date of the application, or
  - (ii) where the application is under paragraph 6, of not less than two years beginning with the date of rejection of the original application under paragraph 1 and ending on the date of the application,
- (b) any additional evidence which the applicant considers necessary to support the claim.
- (2) The statutory declaration [<sup>F203</sup>or statement of truth] by an applicant in support of an application under paragraph 1 of Schedule 6 to the Act must also—
- [<sup>F204</sup>(a) if the application relates to part only of the land in a registered title, exhibit a plan which enables that part to be identified on the Ordnance Survey map, unless that part is referred to in the statutory declaration or statement of truth by reference to the title plan and this enables that part to be so identified,]
  - (b) if reliance is placed on paragraph 1(2) of Schedule 6 to the Act, contain the facts relied upon with any appropriate exhibits,
  - (c) contain confirmation that paragraph 1(3) of Schedule 6 to the Act does not apply,
  - (d) where the application is to be registered as proprietor of a registered rentcharge, contain confirmation that the proprietor of the registered rentcharge has not re-entered the land out of which the rentcharge issues,
  - (e) contain confirmation that to the best of his knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Act does not apply,
  - (f) contain confirmation that to the best of his knowledge the estate or rentcharge is not, and has not been during any of the period of alleged adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession),
  - (g) if, should a person given notice under paragraph 2 of Schedule 6 to the Act require the application to be dealt with under paragraph 5 of that Schedule, it is intended to rely on one or more of the conditions set out in paragraph 5 of Schedule 6 to the Act, contain the facts supporting such reliance.
- (3) The statutory declaration [<sup>F205</sup>or statement of truth] by an applicant in support of an application under paragraph 6 of Schedule 6 to the Act must also—
- [<sup>F206</sup>(a) if the application relates to part only of the land in a registered title, exhibit a plan which enables that part to be identified clearly on the Ordnance Survey map, unless the previous rejected application related only to that part, or that part is referred to in the statutory declaration or statement of truth by reference to the title plan and this enables that part to be so identified,]
  - (b) contain full details of the previous rejected application,
  - (c) contain confirmation that to the best of his knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Act does not apply,
  - (d) contain confirmation that to the best of his knowledge the estate or rentcharge is not, and has not been during any of the period of alleged adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession),
  - (e) contain confirmation that paragraph 6(2) of Schedule 6 to the Act does not apply, and
  - (f) where the application is to be registered as proprietor of a registered rentcharge, contain confirmation that the proprietor of the registered rentcharge has not re-entered the land out of which the rentcharge issues.



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[<sup>F207</sup>(4) A statement of truth by an applicant under paragraphs 1 or 6 of Schedule 6 to the Act, and any supporting statements of truth, may be made in Form ST1 or Form ST2, as appropriate.]

#### Textual Amendments

- F202** Words in rule 188(1) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 59\(a\)](#) (with rule 5)
- F203** Words in rule 188(2) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 59\(b\)](#) (with rule 5)
- F204** Rule 188(2)(a) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 59\(b\)](#) (with rule 5)
- F205** Words in rule 188(3) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 59\(c\)](#) (with rule 5)
- F206** Rule 188(3)(a) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 59\(c\)](#) (with rule 5)
- F207** Rule 188(4) added (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 59\(d\)](#) (with rule 5)

#### [<sup>F208</sup>Notification of application where registered proprietor is a dissolved company

**188A.**—(1) This rule applies where an application under paragraph 1 of Schedule 6 to the Act is made.

(2) Where the registrar considers that the proprietor of the estate to which the application relates is, or may be, a company which is dissolved and that its last registered office was, or may have been, situated in the county palatine of Lancaster, the registrar must give notice of the application to the Solicitor for the affairs of the Duchy of Lancaster.

(3) Where the registrar considers that the proprietor of the estate to which the application relates is, or may be, a company which is dissolved and that its last registered office was, or may have been, situated in the county of Cornwall or in the Isles of Scilly, the registrar must give notice of the application to the Duke of Cornwall or the possessor for the time being of the Duchy of Cornwall.

(4) Where the registrar considers that the proprietor of the estate to which the application relates is, or may be, a company which is dissolved and that its last registered office was, or may have been, situated outside the areas referred to in paragraphs (2) and (3), the registrar must give notice of the application to the Treasury Solicitor.

(5) The notice referred to in paragraphs (2) to (4) is notice under paragraph 2 of Schedule 6 to the Act.

(6) In this rule, “company” means a company incorporated in any part of the United Kingdom under the Companies Acts.]

#### Textual Amendments

- F208** Rule 188A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 60](#) (with rule 5)

#### Time limit for reply to a notice of an application

**189.** The period for the purpose of paragraph 3(2) of Schedule 6 to the Act is the period ending at 12 noon on the sixty-fifth [<sup>F209</sup>working] day after the date of issue of the notice.

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### Textual Amendments

**F209** Word in [rule 189](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 6](#)

### Notice under paragraph 3(2) of Schedule 6 to the Act

**190.**—(1) A notice to the registrar under paragraph 3(2) of Schedule 6 to the Act from a person given a registrar's notice must be—

- (a) in Form NAP, and
  - (b) given to the registrar in the manner and at the address stated in the registrar's notice.
- (2) Form NAP must accompany a registrar's notice.

(3) In this rule a “registrar's notice“ is a notice given by the registrar under paragraph 2 of Schedule 6 to the Act.

### Adverse possession of rentcharges

**191.** Schedule 6 to the Act applies to the registration of an adverse possessor of a registered rentcharge in the modified form set out in Schedule 8.

### Adverse possession of a rentcharge; non-payment of rent

**192.**—(1) This rule applies where—

- (a) a person is entitled to be registered as proprietor of a registered rentcharge under Schedule 6 to the Act, and
  - (b) if that person were so registered he would not be subject to a registered charge or registered lease or other interest protected in the register, and
  - (c) that person's adverse possession is based on non-payment of rent due under the registered rentcharge.
- (2) Where paragraph (1) applies the registrar must—
- (a) close the whole of the registered title of the registered rentcharge, or
  - (b) cancel the registered rentcharge, if the registered title to it also comprises other rentcharges.

### Prohibition of recovery of rent after adverse possession of a rentcharge

**193.**—(1) When—

- (a) a person has been registered as proprietor of a rentcharge, or
- (b) the registered title to a rentcharge has been closed, or
- (c) a registered rentcharge has been cancelled, where the registered title also comprises other rentcharges,

following an application made under Schedule 6 to the Act, and, if appropriate, closure or cancellation under rule 192, no previous registered proprietor of the rentcharge may recover any rent due under the rentcharge from a person who has been in adverse possession of the rentcharge.

(2) Paragraph (1) applies whether the adverse possession arose either as a result of non-payment of the rent or by receipt of the rent from the person liable to pay it.

### **Registration as a person entitled to be notified of an application for adverse possession**

**194.**—(1) Any person who can satisfy the registrar that he has an interest in a registered estate in land or a registered rentcharge which would be prejudiced by the registration of any other person as proprietor of that estate under Schedule 6 to the Act or as proprietor of a registered rentcharge under that Schedule as applied by rule 191 may apply to be registered as a person to be notified under paragraph 2(1)(d) of Schedule 6.

(2) An application under paragraph (1) must be made in Form ADV2.

(3) The registrar must enter the name of the applicant in the proprietorship register as a person entitled to be notified under paragraph 2 of Schedule 6 to the Act.

### **[<sup>F210</sup> Arbitration requested by proprietor**

**194A.**—(1) This rule applies where a proprietor with the right under paragraph 10(1) of Schedule 6 to the Act to require apportionment has given the chargor notice in accordance with paragraph (2).

(2) The notice referred to in paragraph (1) must—

- (a) identify the proprietor and give an address for communications to the proprietor from the chargor,
- (b) make proposals as to the values of the registered estate and the other property subject to the charge,
- (c) state the proprietor’s intention, in the absence of agreement on the respective values of the registered estate and the other property subject to the charge, to request the President of the Royal Institution of Chartered Surveyors to appoint a qualified surveyor to determine these values, and
- (d) be served by post to, or by leaving the notice at, any postal address or by electronic transmission to an electronic address (if there is one) entered in the register as an address for service for the chargor.

(3) If the chargor does not provide the proprietor with the chargor’s written agreement to the values referred to in paragraph (2)(b), or to any other valuations acceptable to the proprietor, within one month of when the notice was received, the proprietor may make the request referred to in paragraph (2)(c).

(4) Where a qualified surveyor has been appointed pursuant to a request under paragraph (3)—

- (a) the proprietor shall be liable for the costs of that appointment,
- (b) the qualified surveyor shall act as an arbitrator and the provisions of the Arbitration Act 1996 shall apply,
- (c) the proprietor and the chargor shall be parties to the arbitration,
- (d) the chargee may elect to be joined as a party to the arbitration, and the qualified surveyor must ascertain whether the chargee so elects, and
- (e) the proprietor and the chargor must allow the qualified surveyor access to the land any estate in which is subject to the charge.

(5) In this rule, “an address for communications” means a postal address but if additionally the proprietor provides an e-mail address then that is also an address for communications.

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### Textual Amendments

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 61** (with rule 5)

### Notice of required apportionment

**194B.**—(1) The right of the proprietor of a registered estate under paragraph 10(1) of Schedule 6 to the Act to require a chargee to apportion the amount secured by a charge is exercisable by notice being given by the proprietor to the chargee.

(2) The notice referred to in paragraph (1) must—

- (a) identify the proprietor and give an address for communications to him from the chargee,
- (b) state that apportionment is required under paragraph 10 of Schedule 6 to the Act,
- (c) identify the chargor and the date of the charge,
- (d) state whether the valuations accompanying the notice were by a qualified surveyor appointed pursuant to a request under rule 194A and, if they were, state the effect of rule 194C(1), and
- (e) be served by post to, or by leaving the notice at, any postal address or by electronic transmission to an electronic address (if there is one) entered in the register as an address for service for the chargee.

(3) Subject to paragraph (4), the notice referred to in paragraph (1) must be accompanied by—

- (a) valuations of the registered estate and of the other property subject to the charge by a qualified surveyor dated no earlier than two months before the notice is sent,
- (b) the chargor’s written agreement to the valuations,
- (c) an official copy of the individual register and title plan of the registered estate, and
- (d) a copy of the individual register and title plan, supplied in response to an application under rule 144, in respect of the registered title which immediately before the registration under Schedule 6 to the Act comprised the registered estate, unless such a copy is unavailable.

(4) If the valuations of the registered estate and of the other property subject to the charge are by a qualified surveyor appointed pursuant to a request under rule 194A, the requirements in paragraph (3) (b), (c) and (d) do not apply.

(5) In this rule, “an address for communications” means a postal address but if additionally the proprietor provides an e-mail address then that is also an address for communications.

### Textual Amendments

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 61** (with rule 5)

### Apportionment

**194C.**—(1) If the valuations accompanying the notice referred to in rule 194B(1) are by a qualified surveyor appointed pursuant to a request under rule 194A, the chargee must, within two months of when the notice was received, apportion the amount secured by the charge at the time referred to in paragraph 10(1) of Schedule 6 to the Act on the basis of these valuations.

(2) If the valuations accompanying the notice referred to in rule 194B(1) are not by a qualified surveyor pursuant to a request under rule 194A, the chargee must, within two months of when the notice was received, either—

- (a) apportion the amount secured by the charge at the time referred to in paragraph 10(1) of Schedule 6 to the Act on the basis of the valuations accompanying the notice, or on the basis of other valuations agreed by the proprietor and the chargor, or
  - (b) request the President of the Royal Institution of Chartered Surveyors to appoint a qualified surveyor to value the registered estate and the other property subject to the charge.
- (3) Where a qualified surveyor has been appointed pursuant to a request under paragraph (2)(b)—
- (a) the chargee shall be liable for the costs of that appointment,
  - (b) the qualified surveyor shall act as an arbitrator and the provisions of the Arbitration Act 1996 shall apply,
  - (c) the proprietor and the chargee shall be parties to the arbitration,
  - (d) the chargor may elect to be joined as a party to the arbitration, and the qualified surveyor must ascertain whether the chargor so elects, and
  - (e) the proprietor and the chargor must allow the qualified surveyor access to the land any estate in which is subject to the charge.

(4) Where a qualified surveyor has been appointed pursuant to a request under paragraph (2)(b), the chargee must, within two months of when the valuations by the qualified surveyor were received, apportion the amount secured by the charge at the time referred to in paragraph 10(1) of Schedule 6 to the Act on the basis of those valuations.

#### Textual Amendments

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 61** (with rule 5)

#### Basis of valuation

**194D.**—(1) For the purposes of rules 194A, 194B and 194C, where the other property affected by the charge includes an estate in land, the value of the proprietor’s registered estate shall be the diminution in value of that other property as determined in accordance with paragraph (2).

- (2) The diminution in value of the other property is the difference between—
- (a) the value of all the property subject to the charge if the chargor were the proprietor and in possession of the proprietor’s registered estate, and
  - (b) the value of the property subject to the charge without the proprietor’s registered estate.

#### Textual Amendments

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 61** (with rule 5)

#### Receipt of notice etc

**194E.**—(1) Notices and valuations shall be treated as received for the purposes of rules 194A(3) and 194C(1), (2) and (4) on—

**Status:** Point in time view as at 04/01/2024.

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- (a) the second working day after posting, where the notice is posted to an address in the United Kingdom,
- (b) the working day after it was left, where the notice is left at a postal address,
- (c) the seventh working day after posting, where the notice is posted to an address outside the United Kingdom, and
- (d) the second working day after transmission, where the notice is sent by electronic transmission (including email).

#### Textual Amendments

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 61** (with rule 5)

#### Notice of apportionment

**194F.**—(1) Within ten working days of any apportionment under rule 194C, the chargee must issue notice of the apportionment to the proprietor and to the chargor.

(2) The notice referred to in paragraph (1) must state—

- (a) the amount secured by the charge at the time referred to in paragraph 10(1) of Schedule 6 to the Act,
- (b) the amount apportioned to the registered estate, and
- (c) the costs incurred by the chargee as a result of the apportionment and payable under paragraph 10(2)(b) of Schedule 6 to the Act.

(3) The notice referred to in paragraph (1) which is issued to the proprietor must be served by post to, or by leaving the notice at, the postal address or by electronic transmission to any e-mail address given in the notice of required apportionment under rule 194B(1) or at another postal or e-mail address agreed in writing by the chargee and the proprietor.

#### Textual Amendments

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 61** (with rule 5)

#### Costs

**194G.**—(1) Where in the award under rule 194A(4) or rule 194C(3) the qualified surveyor decides that the chargee shall be responsible for payment of the costs incurred by the chargee or any other party to the arbitration, such costs shall be excluded from the costs payable under paragraph 10(2)(b) of Schedule 6 to the Act.

(2) Subject to paragraph (3), the chargor shall be entitled to be paid by the proprietor those costs reasonably incurred by the chargor in the apportionment and, in particular, those in relation to valuations obtained for the purpose of the apportionment.

(3) Where in the award the qualified surveyor decides that the chargor shall be responsible for payment of the costs incurred by the chargor or any other party to the arbitration, such costs shall be excluded from the costs payable under paragraph (2).]

**Textual Amendments**

**F210** Rules 194A-194G inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 61](#) (with [rule 5](#))

*Indemnity; interest on*

**[<sup>F211</sup>Payment of interest on an indemnity]**

**[<sup>F211</sup>195.—**(1) Subject to paragraph (3), interest is payable in accordance with paragraph (4) on the amount of any indemnity paid under Schedule 8 to the Act—

- (a) where paragraph 1(1)(a) of Schedule 8 applies other than in respect of any indemnity on account of costs or expenses, from the date of the rectification to the date of payment,
- (b) where any other sub-paragraph of paragraph 1(1) of Schedule 8 applies other than in respect of any indemnity on account of costs or expenses, from the date the loss is suffered by reason of the relevant mistake, loss, destruction or failure to the date of payment,
- (c) in respect of an indemnity on account of costs or expenses within paragraph 3 of Schedule 8, from the date when the claimant pays them to the date of payment.

(2) A reference in this rule to a period from a date to the date of payment excludes the former date but includes the latter date.

(3) No interest is payable under paragraph (1) for any period or periods where the registrar or the court is satisfied that the claimant has not taken reasonable steps to pursue with due diligence the claim for indemnity or, where relevant, the application for rectification.

(4) Simple interest is payable—

- (a) where the period specified in paragraph (1) starts on or after 10 November 2008, at one percent above the applicable Bank of England base rate or rates, or
- (b) where the period specified in paragraph (1) starts before that date,
  - (i) for the part of the period before that date, at the applicable rate or rates set for court judgment debts, and
  - (ii) for the part of the period on or after that date, at one percent above the applicable Bank of England base rate or rates.

(5) In this rule “Bank of England base rate” means—

- (a) the rate announced from time to time by the Monetary Policy Committee of the Bank of England as the official dealing rate, being the rate at which the Bank is willing to enter into transactions for providing short term liquidity in the money markets, or
- (b) where an order under section 19 of the Bank of England Act 1998 is in force, any equivalent rate determined by the Treasury under that section.]

**Textual Amendments**

**F211** Rule 195 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 1 para. 62](#) (with [rule 5](#))

**Status:** Point in time view as at 04/01/2024.

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*Statements under the Leasehold Reform, Housing and Urban Development Act 1993*

**Statements in transfers or conveyances and leases under the Leasehold Reform, Housing and Urban Development Act 1993**

**196.**—(1) The statement required by section 34(10) of the Leasehold Reform, Housing and Urban Development Act 1993 <sup>M32</sup> to be contained in a conveyance executed for the purposes of Chapter I of Part I of that Act must be in the following form:

“This conveyance (or transfer) is executed for the purposes of Chapter I of Part I of the Leasehold Reform, Housing and Urban Development Act 1993.”.

(2) The statement required by section 57(11) of the Leasehold Reform, Housing and Urban Development Act 1993 to be contained in any new lease granted under section 56 of that Act must be in the following form:

“This lease is granted under section 56 of the Leasehold Reform, Housing and Urban Development Act 1993.”.

**Marginal Citations**

**M32** 1993 c. 28.

*[<sup>F212</sup>Modification of Parts 2 and 3 of the Act in their application to incorporeal hereditaments*

**Textual Amendments**

**F212** Rules 196A, 196B and cross-heading inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 63](#) (with rule 5)

**Possessory titles to rentcharges**

**196A.** In their application to rentcharges, sections 9(5) and 10(6) of the Act have effect as if for the words “in actual possession of the land, or in receipt of the rents and profits of the land,” there were substituted the words “in receipt of the rent”.

**Application of sections 11, 12 and 29 of the Act to franchises**

**196B.**—(1) In their application to franchises, sections 11(4) and 12(4) of the Act have effect without prejudice to any right of the Crown to forfeit the franchise.

(2) In its application to franchises, section 29(2)(a) of the Act has effect with the deletion of the word “or” at the end of sub-paragraph (ii) and with the insertion between the words “registration,” and “and” at the end of sub-paragraph (iii) of—

“or

(iv) is a right of the Crown to forfeit the franchise,”]



## PART 15

### GENERAL PROVISIONS

#### *Notices and Addresses for Service*

#### **Content of notice**

**197.**—(1) Every notice given by the registrar must—

- (a) fix the time within which the recipient is to take any action required by the notice,
- (b) state what the consequence will be of a failure to take such action as is required by the notice within the time fixed,
- (c) state the manner in which any reply to the notice must be given and the address to which it must be sent.

(2) Except where otherwise provided by these rules, the time fixed by the notice will be the period ending at 12 noon on the fifteenth [<sup>F213</sup>working] day after the date of issue of the notice.

#### **Textual Amendments**

**F213** Word in [rule 197\(2\)](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 6](#)

#### **Address for service of notice**

**198.**—(1) A person who is (or will as a result of an application be) a person within paragraph (2) must give the registrar an address for service to which all notices and other communications to him by the registrar may be sent, as provided by paragraph (3).

(2) The persons referred to in paragraph (1) are—

- (a) the registered proprietor of a registered estate or registered charge,
- (b) the registered beneficiary of a unilateral notice,
- (c) a cautioner named in an individual caution register,

[<sup>F214</sup>(d) a person named in—

- (i) a standard form of restriction set out in Schedule 4, whose address is required by that restriction, or
- (ii) any other restriction, whose consent or certificate is required, or to whom notice is required to be given by the registrar or another person,

except where the registrar is required to enter the restriction without application,]

- (e) a person entitled to be notified of an application for adverse possession under rule 194,
- (f) a person who objects to an application under section 73 of the Act,
- (g) a person who gives notice to the registrar under paragraph 3(2) of Schedule 6 to the Act, and
- (h) any person who while dealing with the registrar in connection with registered land or a caution against first registration is requested by the registrar to give an address for service.

(3) A person within paragraph (1) must give the registrar an address for service which is a postal address, whether or not in the United Kingdom.

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(4) A person within paragraph (1) may give the registrar one or two additional addresses for service, provided that he may not have more than three addresses for service, and the address or addresses must be—

- (a) a postal address, whether or not in the United Kingdom, or
- (b) subject to paragraph (7), a box number at a United Kingdom document exchange, or
- (c) an electronic address.

(5) Subject to paragraphs (3) and (4) a person within paragraph (1) may give the registrar a replacement address for service.

(6) A cautioner who is entered in the register of title in respect of a caution against dealings under section 54 of the Land Registration Act 1925 may give the registrar a replacement or additional address for service provided that—

- (a) he may not have more than three addresses for service,
- (b) one of his addresses for service must be a postal address, whether or not in the United Kingdom, and
- (c) all of his addresses for service must be such addresses as are mentioned in paragraph (4).

[<sup>F215</sup>(6A) Where a cautioner who is shown in the register of title as having been entered in that register in respect of a caution against dealings under section 54 of the Land Registration Act 1925 has died, his personal representative may apply to the registrar for the entry of a replacement or additional address for service provided that—

- (a) there may not be more than three addresses for service,
- (b) one of the addresses for service must be a postal address, whether or not in the United Kingdom,
- (c) all of the addresses for service must be such addresses as are mentioned in paragraph (4), and
- (d) the application must be accompanied by—
  - (i) the original grant of probate of the deceased proprietor and, where section 7 of the Administration of Justice Act 1925 applies, the original grant of probate showing the chain of representation, to prove that the transferor is his personal representative,
  - (ii) the original letters of administration of the deceased proprietor showing the transferor as his personal representative,
  - (iii) a court order appointing the applicant as the deceased’s personal representative, or
  - (iv) (where a conveyancer is acting for the applicant) a certificate given by a conveyancer that he holds the original or a certified office copy of such grant of probate, letters of administration or court order.]

(7) The box number referred to at paragraph (4)(b) must be at a United Kingdom document exchange to which delivery can be made on behalf of the land registry under arrangements already in existence between the land registry and a service provider at the time the box number details are provided to the registrar under this rule.

(8) In this rule an electronic address means—

- (a) an e-mail address, or
- (b) any other form of electronic address specified in a direction under paragraph (9).

(9) If the registrar is satisfied that a form of electronic address, other than an e-mail address, is a suitable form of address for service he may issue a direction to that effect.

(10) A direction under paragraph (9) may contain such conditions or limitations or both as the registrar considers appropriate.

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(11) A person within paragraph (2)(d) shall be treated as having complied with any duty imposed on him under paragraph (1) where rule 92(2)(b) has been complied with.

**Textual Amendments**

- F214** Rule 198(2)(d) substituted (24.10.2005) by [The Land Registration \(Amendment\) Rules 2005 \(S.I. 2005/1766\)](#), rules 1, 8
- F215** Rule 198(6A) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 64** (with rule 5)

**Service of notice**

**199.**—(1) All notices which the registrar is required to give may be served—

- (a) by post, to any postal address in the United Kingdom entered in the register as an address for service,
- (b) by post, to any postal address outside the United Kingdom entered in the register as an address for service,
- (c) by leaving the notice at any postal address in the United Kingdom entered in the register as an address for service,
- (d) by directing the notice to the relevant box number at any document exchange entered in the register as an address for service,
- (e) by electronic transmission to the electronic address entered in the register as an address for service, <sup>F216</sup>or]
- <sup>F217</sup>(f) . . . . .
- (g) by any of the methods of service given in sub-paragraphs (a), (b), (c) and (d) to any other address where the registrar believes the addressee is likely to receive it.

(2) In paragraph (1) references to an address or box number “entered in the register as an address for service” include an address for service given under rule 198(2)(h), whether or not it is entered in the register.

<sup>F218</sup>(3) . . . . .

(4) Service of a notice which is served in accordance with this rule shall be regarded as having taken place at the time shown in the table below—

<i>Method of service</i>	<i>Time of service</i>
Post to an address in the United Kingdom	The second working day after posting
Leaving at a postal address	The working day after it was left
Post to an address outside the United Kingdom	The seventh working day after posting
Document exchange	On the second working day after it was left at the registrar's document exchange
<sup>F219</sup>	<sup>F219</sup>
. . .	. . .
Electronic transmission to an electronic address	The second working day after transmission

(5) In this rule “post” means pre-paid delivery by a postal service which seeks to deliver documents within the United Kingdom no later than the next working day in all or the majority of

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cases, and to deliver outside the United Kingdom within such a period as is reasonable in all the circumstances.

<sup>F220</sup>(6) .....

**Textual Amendments**

**F216** Word in rule 199(1)(e) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 29(1)**

**F217** Rule 199(1)(f) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 29(2)**

**F218** Rule 199(3) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 29(3)**

**F219** Words in rule 199(4) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 1 para. 29(4)**

**F220** Rule 199(6) omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 65** (with rule 5)

*Specialist assistance*

**Use of specialist assistance by the registrar**

**200.**—(1) The registrar may refer to an appropriate specialist—

- (a) the examination of the whole or part of any title lodged with an application for first registration, or
- (b) any question or other matter which arises in the course of any proceedings before the registrar and which, in his opinion, requires the advice of an appropriate specialist.

(2) The registrar may act upon the advice or opinion of an appropriate specialist to whom he has referred a matter under paragraph (1).

(3) In this rule, “appropriate specialist” means a person who the registrar considers has the appropriate knowledge, experience and expertise to advise on the matter referred to him.

*Proceedings before the registrar*

**Production of documents**

**201.**—(1) The registrar may only exercise the power conferred on him by section 75(1) of the Act if he receives from a person who is a party to proceedings before him a request that he should require a document holder to produce a document for the purpose of those proceedings.

(2) The request must be made—

- (a) in paper form in Form PRD1 delivered to such office of the land registry as the registrar may direct, or
- (b) during the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice, by delivering the request to the registrar, by any means of communication, other than as mentioned in sub-paragraph (a).

(3) The registrar must give notice of the request to the document holder.

(4) The address for the document holder provided in Form PRD1 is to be regarded for the purpose of rule 199 as an address for service given under rule 198(2)(h).

(5) The notice must give the document holder a period ending at 12 noon on the twentieth [F221working] day after the issue of the notice, or such other period as the registrar thinks appropriate, to deliver a written response to the registrar by the method and to the address stated in the notice.

(6) The response must—

- (a) state whether or not the document holder opposes the request,
- (b) if he does, state in full the grounds for that opposition,
- (c) give an address to which communications may be sent, and
- (d) be signed by the document holder or his conveyancer.

(7) The registrar must determine the matter on the basis of the request and any response submitted to him and, subject to paragraph (8), he may make the requirement by sending a notice in Form PRD2 to the document holder if he is satisfied that—

- (a) the document is in the control of the document holder, and
- (b) the document may be relevant to the proceedings, and
- (c) disclosure of the document is necessary in order to dispose fairly of the proceedings or to save costs,

and he is not aware of any valid ground entitling the document holder to withhold the document.

(8) The registrar may, as a condition of making the requirement, provide that the person who has made the request should pay the reasonable costs incurred in complying with the requirement by the document holder.

(9) In this rule, “document holder” means the person who is alleged to have control of a document which is the subject of a request under paragraph (1).

#### Textual Amendments

**F221** Word in rule 201(5) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

#### Costs

**202.**—(1) A person who has incurred costs in relation to proceedings before the registrar may request the registrar to make an order requiring a party to those proceedings to pay the whole or part of those costs.

(2) The registrar may only order a party to proceedings before him to pay costs where those costs have been occasioned by the unreasonable conduct of that party in relation to the proceedings.

(3) Subject to paragraph (5), a request for the payment of costs must be made by delivering to the registrar a written statement in paper form by 12 noon on the twentieth [F222working] day after the completion of the proceedings to which the request relates.

(4) The statement must—

- (a) identify the party against whom the order is sought and include an address where notice may be served on that party,
- (b) state in full the grounds for the request,
- (c) give an address to which communications may be sent, and
- (d) be signed by the person making the request or his conveyancer.

(5) During the currency of a relevant notice given under Schedule 2, and subject to and in accordance with the limitations contained in the notice, a request under this rule may also be made

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by delivering the written statement to the registrar, by any means of communication, other than as mentioned in paragraph (3).

(6) The registrar must give notice of the request to the party against whom the order is sought at the address provided under paragraph (4)(a) and if that party has an address for service in an individual register that relates to the proceedings, at that address.

(7) An address for a party provided under paragraph (4)(a) is to be regarded for the purpose of rule 199 as if it was an address for service given under rule 198(2)(h).

(8) The notice must give the recipient a period ending at 12 noon on the twentieth [<sup>F223</sup>working] day after the issue of the notice, or such other period as the registrar thinks appropriate, to deliver a written response to the registrar by the method and to the address stated in the notice.

(9) The response must—

- (a) state whether or not the recipient opposes the request,
- (b) if he does, state in full the grounds for that opposition,
- (c) give an address to which communications may be sent, and
- (d) be signed by the recipient or his conveyancer.

(10) The registrar must determine the matter on the basis of: the written request and any response submitted to him, all the circumstances including the conduct of the parties, and the result of any enquiries he considers it necessary to make.

(11) The registrar must send to all parties his written reasons for any order he makes under paragraph (1).

(12) An order under paragraph (1) may—

- (a) require a party against whom it is made to pay to the requesting party the whole or such part as the registrar thinks fit of the costs incurred in the proceedings by the requesting party,
- (b) specify the sum to be paid or require the costs to be assessed by the court (if not otherwise agreed), and specify the basis of the assessment to be used by the court.

#### Textual Amendments

**F222** Word in rule 202(3) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

**F223** Word in rule 202(8) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 6](#)

### *Retention and return of documents*

#### **Retention of documents [<sup>F224</sup>accompanying] an application**

[<sup>F225</sup>203.—(1) The registrar may retain all or any of the documents that accompanied any application.

(2) The registrar may destroy any document retained under paragraph (1) if he is satisfied that either—

- (a) he has made and retained a sufficient copy of the document, or
- (b) further retention of the document is unnecessary.]

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**Textual Amendments**

- F224** Word in [rule 203](#) heading substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 30\(1\)](#)
- F225** [Rule 203](#) substituted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 30\(2\)](#)

**Request for the return of certain documents**

<sup>F226</sup>**204.** . . . . .

**Textual Amendments**

- F226** [Rule 204](#) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 31](#)

**Release of documents kept by the registrar**

**205.** The registrar may release any document retained under [rule 203\(1\)](#) <sup>F227</sup>... upon such terms, if any, for its return as he considers appropriate.

**Textual Amendments**

- F227** Words in [rule 205](#) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 32](#)

*Forms*

**Use of forms**

**206.**—(1) Subject to paragraph (4) and to rules [<sup>F228</sup>207A,] [208](#) and [209](#), the [Schedule 1 forms](#) must be used where required by these rules and must be prepared in accordance with the requirements of [rules 210](#) and [211](#).

(2) Subject to paragraph (4) and to [rules 208](#) and [209](#), except where these rules require the use of a [Schedule 1 form](#), the [Schedule 3 forms](#) must be used in all matters to which they refer, or are capable of being applied or adapted, with such alterations and additions as are desired and the registrar allows.

(3) Subject to [rule 208\(2\)](#), the forms of execution in [Schedule 9](#) must be used in the execution of dispositions in the scheduled forms in the cases for which they are provided, or are capable of being applied or adapted, with such alterations and additions, if any, as the registrar may allow.

(4) A requirement in these rules to use a scheduled form is subject, where appropriate, to the provisions in these rules relating to the making of applications and issuing results of applications other than in paper form, during the currency of a notice given under [Schedule 2](#) [<sup>F229</sup>, or given under [rule 54C](#).]

**Status:** Point in time view as at 04/01/2024.

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#### Textual Amendments

- F228** Word in rule 206(1) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 67](#) (with rule 5)
- F229** Words in rule 206(4) added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 33](#)

### Adaptation of certain Schedule 1 forms to provide for direct debit

<sup>F230</sup>**207.** . . . . .

#### Textual Amendments

- F230** Rule 207 revoked (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 68](#) (with rule 5)

### [<sup>F231</sup>Amendment of certain Schedule 1 forms to provide for explanatory information to be altered

**207A.**—(1) In order to assist applicants in completing a form or in making an application in relation to a form, the registrar may remove, add to, or alter any explanatory information outside the panels of a Schedule 1 form.

(2) Any amendment under paragraph (1) must not alter the name and description of the form at the top of the first page or instructions as to what must be entered in the form.

(3) Where a form has been amended under paragraph (1) a person may use the form for the purposes of these rules as amended or as unamended.]

#### Textual Amendments

- F231** Rule 207A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 69](#) (with rule 5)

### Welsh language forms

**208.**—(1) Where the registrar, in exercise of his powers under section 100(4) of the Act, publishes an instrument as the Welsh language version of a scheduled form, the instrument shall be regarded as being in the scheduled form.

(2) In place of the form of execution provided by Schedule 9, an instrument referred to in paragraph (1) may be executed using a form of execution approved by the registrar as the Welsh language version of the Schedule 9 form.

(3) An instrument containing a statement approved by the registrar as the Welsh language version of a statement prescribed by these rules shall be regarded as containing the prescribed statement.

(4) An instrument containing a provision approved by the registrar as the Welsh language version of a provision prescribed by these rules shall be regarded as containing the prescribed provision.



**Modifications etc. (not altering text)**

**C20** Rule 208 applied (with modifications) (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, 3(3)(d), [Sch. 1](#)

**Use of non-prescribed forms**

**209.**—(1) This rule applies where—

- (a) an application should be accompanied by a scheduled form and a person wishes to make an application relying instead upon an alternative document that is not the relevant scheduled form, and
- (b) it is not possible for that person to obtain and lodge the relevant scheduled form (duly executed, if appropriate) at the land registry or it is only possible to do so at unreasonable expense.

(2) Such a person may make a request to the registrar, either before or at the time of making the application which should be accompanied by the relevant scheduled form, that he be permitted to rely upon the alternative document.

(3) The request must contain evidence to satisfy the registrar as mentioned in paragraph (1)(b) and include the original, or, if the request is made before the application, a copy, of the alternative document.

(4) If, after considering the request, the registrar is satisfied as mentioned at paragraph (1)(b) and that neither the rights of any person nor the keeping of the register are likely to be materially prejudiced by allowing the alternative document to be relied upon instead of the relevant scheduled form, he may permit such reliance.

(5) If the registrar allows the request it may be on condition that the person making the request provides other documents or evidence in support of the application.

(6) This rule is without prejudice to any of the registrar's powers under the Act.

**Documents in a Schedule 1 form**

**210.**—(1) Subject to rule 211, any application or document in one of the Schedule 1 forms must—

- (a) be printed on durable A4 size paper,
- (b) [<sup>F232</sup>subject to rule 215A(4) and (5),] be reproduced as set out in the Schedule as to its wording, layout, ruling, font and point size, and
- (c) contain all the information required in an easily legible form.

(2) Where on a Schedule 1 form (other than Form DL) any panel is insufficient in size to contain the required insertions, and the method of production of the form does not allow the depth of the panel to be increased, the information to be inserted in the panel must be continued on a continuation sheet in Form CS.

(3) When completing a Schedule 1 form containing an additional provisions panel, any statement, certificate or application required or permitted by these rules to be included in the form for which the form does not otherwise provide and any additional provisions desired by the parties must be inserted in that panel or a continuation of it.

(4) Where the form consists of more than one sheet of paper, or refers to an attached plan or a continuation sheet, all the sheets and any plan must be securely fastened together.

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#### Textual Amendments

**F232** Words in rule 210(1)(b) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 70** (with rule 5)

#### Modifications etc. (not altering text)

**C21** Rule 210 applied (with modifications) (27.9.2004) by [The Commonhold \(Land Registration\) Rules 2004 \(S.I. 2004/1830\)](#), rules 1, 3(3)(e), **Sch. 1**

### Electronically produced forms

- 211.** <sup>F233</sup> ... Where the method of production of a Schedule 1 form permits—
- (a) the depth of a panel may be increased or reduced to fit the material to be comprised in it, and a panel may be divided at a page break,
  - [<sup>F234</sup>(b) the text outside the panels of a Schedule 1 form, other than—
    - (i) the name and description of the form at the top of the first page, and
    - (ii) any text after the final panel,
 may be omitted,]
  - (c) inapplicable certificates and statements may be omitted,
  - (d) the plural may be used instead of the singular and the singular instead of the plural,
  - (e) panels which would contain only the panel number and the panel heading may be omitted, but such omission must not affect the numbering of subsequent panels,
  - (f) “X” boxes may be omitted where all inapplicable statements and certificates have been omitted,
  - (g) the sub-headings in an additional provisions panel may be added to, amended, repositioned or omitted,
  - (h) “Seller” may be substituted for “Transferor” and “Buyer” for “Transferee” in a transfer on sale,
  - (i) the vertical lines which define the left and right boundaries of the panel may be omitted.

#### Textual Amendments

**F233** Word in rule 211 omitted (10.11.2008) by virtue of [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 71** (with rule 5)

**F234** Rule 211(b) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 71** (with rule 5)

#### Modifications etc. (not altering text)

**C22** Rule 211 applied (with modifications) (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, 3(3)(e), **Sch. 1**

### Documents where no form is prescribed

**212.**—(1) Documents for which no form is prescribed must be in such form as the registrar may direct or allow.

(2) A document prepared under this rule must not bear the number of a Schedule 1 form.

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- (3) A document affecting a registered title must refer to the title number.

#### *Documents accompanying applications*

### **Identification of part of the registered title dealt with**

**213.**—(1) Subject to paragraphs (4) and (5) of this rule, a document lodged at the land registry dealing with part of the land in a registered title must have attached to it a plan identifying clearly the land dealt with.

- (2) Where the document is a disposition, the disponent must sign the plan.
- (3) Where the document is an application, the applicant must sign the plan.
- (4) If the land dealt with is identified clearly on the title plan of the registered title, it may instead be described by reference to that title plan.
- (5) Where a disposition complies with this rule, the application lodged in respect of it need not.

### **Lodging of copy instead of an original document**

**214.**—(1) Subject to paragraphs (2), (3) and (4), where a rule requires that an application be accompanied by an original document (for instance, a grant of representation) the applicant may, instead of lodging the original, lodge a certified or office copy of that document.

- (2) This rule does not apply to—
  - (a) any document required to be lodged under Part 4,
  - <sup>F235</sup>(b) .....
  - <sup>F235</sup>(c) .....
- (3) This rule does not apply <sup>F236</sup>... where the registrar considers that the circumstances are such that the original of a document should be lodged and the applicant has possession, or the right to possession, of that original document.
- (4) Where this rule permits a certified or office copy of a document to be lodged the registrar may permit an uncertified copy of the document to be lodged instead.

#### **Textual Amendments**

**F235** Rule 214(2)(b)(c) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018](#) (S.I. 2018/70), rule 1, [Sch. 1 para. 34\(1\)](#)

**F236** Word in rule 214(3) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018](#) (S.I. 2018/70), rule 1, [Sch. 1 para. 34\(2\)](#)

#### **Modifications etc. (not altering text)**

**C23** Rule 214 excluded (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004](#) (S.I. 2004/1830), rules 1, [3\(2\)](#)

### **Documents and other evidence in support of an application**

- 215.**—(1) This rule applies where—
  - (a) the lodging of a document (not being a scheduled form) or other evidence in support of an application is required by these rules, and

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- (b) the document or other evidence is in the particular case unnecessary or the purpose of the lodging of the document or other evidence can be achieved by another document or other evidence.
- (2) An applicant may request the registrar to be relieved of the requirement.
- (3) The request must contain evidence to satisfy the registrar as mentioned in paragraph (1)(b).
- (4) If, after considering the request, the registrar is satisfied as mentioned at paragraph (1)(b) and that neither the rights of any person nor the keeping of the register are likely to be materially prejudiced by relieving the applicant of the requirement, he may so relieve the applicant.
- (5) If the registrar allows the request it may be on condition that the applicant provides other documents or evidence in support of the application.
- (6) This rule is without prejudice to any of the registrar's powers under the Act.

### <sup>F237</sup> Statements of truth

- 215A.**—(1) In these rules, a statement of truth means a statement which—
- (a) is made by an individual in writing,
  - (b) contains a declaration of truth in the following form—
    - ‘I believe that the facts and matters contained in this statement are true’, and
  - (c) is signed in accordance with paragraphs (2) to (6).
- (2) Subject to paragraph (5), a statement of truth must be signed by the individual making the statement.
- (3) The full name of the individual who signs a statement of truth must be printed clearly beneath his signature.
- (4) Where a statement of truth is to be signed by an individual who is unable to read, it must—
- (a) be signed in the presence of a conveyancer, and
  - (b) contain a certificate made and signed by that conveyancer in the following form—
    - ‘I [*name and address of conveyancer*] certify that I have read over the contents of this statement of truth and explained the nature and effect of any documents referred to in it and the consequences of making a false declaration to the person making this statement who signed it or made [*his*] or [*her*] mark in my presence having first (a) appeared to me to understand the statement (b) approved its content as accurate and (c) appeared to me to understand the declaration of truth and the consequences of making a false declaration.’.
- (5) Where a statement of truth is to be made by an individual who is unable to sign it, it must—
- (a) state that individual’s full name,
  - (b) be signed by a conveyancer at the direction and on behalf of that individual, and
  - (c) contain a certificate made and signed by that conveyancer in the following form—
    - ‘I [*name and address of conveyancer*] certify that [*the person making this statement of truth*] has read it in my presence, approved its content as accurate and directed me to sign it on [*his*] or [*her*] behalf] or [*I have read over the contents of this statement of truth and explained the nature and effect of any documents referred to in it and the consequences of making a false declaration to the person making this statement who directed me to sign it on [his] or [her] behalf*] having first (a) appeared to me to understand the statement (b) approved its content as accurate and (c) appeared to me to understand the declaration of truth and the consequences of making a false declaration.’.
- (6) Where a statement of truth, or a certificate under paragraph (4) or (5), is signed by a conveyancer—

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- (a) the conveyancer must sign in their own name and not that of their firm or employer, and
- (b) the conveyancer must state the capacity in which they sign and where appropriate the name of their firm or employer.]

**Textual Amendments**

**F237** Rule 215A inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 1 para. 72](#) (with rule 5)

*[<sup>F238</sup>Land Registry – when open for business*

**Textual Amendments**

**F238** Rule 216 and cross-heading substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, [Sch. 1 para. 35](#)

**Days on which the Land Registry is open for business**

**216.**—(1) Subject to paragraph (2), the land registry shall be open for business daily except on—

- (a) Saturdays, Sundays, Christmas Day and Good Friday, or
- (b) any other day—
  - (i) specified or declared by proclamation under section 1 of the Banking and Financial Dealings Act 1971,
  - (ii) appointed by the Secretary of State, or
  - (iii) [<sup>F239</sup>certified as an interrupted business day under rule 216A(1).]

(2) If the registrar is satisfied that adequate arrangements have been made or will be in place for opening the land registry for business on any or all of the days referred to in sub-paragraphs (a) and (b) of paragraph (1), he may, in such manner as he considers appropriate, give notice to that effect.

(3) On and after the date specified in any notice given pursuant to paragraph (2), paragraph (1) shall have effect as though the relevant day or days referred to in sub-paragraphs (a) or (b), as specified in the notice, had been omitted.

(4) The date specified in any notice referred to in paragraph (3) must be at least eight weeks after the date of the notice.

- <sup>F240</sup>(5) .....
- <sup>F240</sup>(6) .....
- <sup>F240</sup>(7) .....
- <sup>F240</sup>(8) .....

(9) The registrar may make such arrangements as he sees fit for personal attendance by members of the public for the purpose of land registry business on any business day or days, and such attendance may be—

- (a) by appointment only,
- (b) limited to specified times,
- (c) at a specified office or offices of the land registry or any other specified location, and
- (d) limited to specified services,

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and the registrar shall in such manner as he considers appropriate give notice to that effect.]

#### Textual Amendments

**F239** Rule 216(1)(b)(iii) substituted (16.4.2020) by [The Land Registration \(Amendment\) Rules 2020 \(S.I. 2020/425\)](#), rules 1, **4(1)**

**F240** Rule 216(5)-(8) omitted (16.4.2020) by virtue of [The Land Registration \(Amendment\) Rules 2020 \(S.I. 2020/425\)](#), rules 1, **4(2)**

#### [<sup>F241</sup>Interrupted day

**216A.**—(1) The registrar may certify any day as an interrupted business day or an interrupted working day or both if he is satisfied that on that day there is likely to be—

- (a) a general delay in, or failure of, a communication service in England and Wales, or
- (b) any other event or circumstance,

causing a substantial interruption in the normal operation of the land registry.

(2) The registrar must give notice publicising the certification in such manner as he considers appropriate.

(3) The certification must take place before the start of the day being certified.

(4) Certification of a day as an interrupted working day shall have the effect of extending—

- (a) the date and time given in the result of an official search with priority as the date and time at which priority expires,
- (b) the date and time fixed by a notice given by the registrar or any longer period that the registrar may allow in accordance with these rules, and
- (c) the period specified by the registrar for compliance with a requisition,

to include an additional number of working days equal to the number of interrupted working days falling within the priority period of the official search, the time fixed by the notice or any longer period allowed by the registrar, or the period specified by the registrar.

(5) Certification of a day as an interrupted working day shall be disregarded for the purposes of rules 107, 187(2), 194E, 194F and 199.

(6) In this rule—

“communication service” means a service by which documents may be sent and delivered and includes a post service, a document exchange service and electronic communications,

“priority period” has the same meaning as in Part 13.]

#### Textual Amendments

**F241** Rule 216A inserted (16.4.2020) by [The Land Registration \(Amendment\) Rules 2020 \(S.I. 2020/425\)](#), rules 1, **5**

### Interpretation

#### General Interpretation

**217.**—(1) In these rules—

“the Act” means the Land Registration Act 2002 <sup>M33</sup>,

[<sup>F242</sup>“adjudicator” means an adjudicator appointed by the Secretary of State under section 398A (appointment etc of adjudicators and assistants) of the Insolvency Act 1986,]

“affecting franchise” means a franchise which relates to a defined area of land and is an adverse right affecting, or capable of affecting, the title to an estate or charge,

[<sup>F243</sup>“business day” means a day when the land registry is open for business under rule 216,]

“caution plan” has the meaning given by rule 41(4),

“caution title number” has the meaning given by rule 41(1),

“certified copy” means a copy of a document which a conveyancer, or such other person as the registrar may permit, has certified on its face to be a true copy of the original and endorsed with his name and address, and the reference to a conveyancer includes where the document is one referred to in—

- (a) rule 168(2)(a) or 168(3), the bankrupt's trustee in bankruptcy or the official receiver,
- (b) rule 184(2), the company's administrator,
- (c) rule 184(5), the company's liquidator,

“charges register” is the register so named in rule 4 the contents of which are described in rule 9,

“charity” and “charity trustees” have the same meaning as in sections 96 and 97(1) of the Charities Act 1993 <sup>M34</sup> respectively,

[<sup>F244</sup>“Companies Acts” means—

- (a) the Companies Act 2006 and any Act amending or replacing that Act,
- (b) the provisions of the Companies Act 1985, the Companies Consolidation (Consequential Provisions) Act 1985, Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004 and the Companies (N.I.) Order 1986 that remain in force, and
- (c) any former enactment relating to companies,]

“control” in relation to a document of which a person has control means physical possession, or the right to possession, or right to take copies of the document,

[<sup>F245</sup>“conveyancer” has the meaning given by rule 217A,]

“day list” has the same meaning given by rule 12,

<sup>F246</sup>  
...

“exempt charity” has the same meaning as in section 96 of the Charities Act 1993 and “non-exempt charity” means a charity which is not an exempt charity,

[<sup>F247</sup>“home rights notice” means a notice registered under section 31(10)(a) or section 32 of, and paragraph 4(3)(a) or 4(3)(b) of Schedule 4 to, the Family Law Act 1996, or section 2(8) or section 5(3)(b) of the Matrimonial Homes Act 1983, or section 2(7) or section 5(3)(b) of the Matrimonial Homes Act 1967,]

“index map” has the meaning given by rule 10(1)(a),

“index of proprietors' names” has the meaning given by rule 11(1),

“index of relating franchises and manors” is the index described in rule 10(1)(b),

“individual caution register” is the register so named in rule 41(1) the arrangement of which is described in rule 41(2),

“individual register” is the register so named in rule 2 the contents and arrangement of which are described in rules 3 and 4,

“inheritance tax notice” means a notice in respect of an Inland Revenue charge arising under Part III of the Finance Act 1975 <sup>M35</sup> or section 237 of the Inheritance Tax Act 1984 <sup>M36</sup>,

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“matrimonial home rights caution” means a caution registered under the Matrimonial Homes Act 1967<sup>M37</sup> before 14 February 1983,

F248 ...

“official custodian” means the official custodian for charities,

“old tenancy” means a tenancy as defined in section 28 of the Landlord and Tenant (Covenants) Act 1995<sup>M38</sup> which is not a new tenancy as defined in section 1 of that Act,

“overseas company” means a company incorporated outside [F249the United Kingdom],

“property register” is the register so named in rule 4 the contents of which are described in rules 5, 6 and 7,

“proprietorship register” is the register so named in rule 4 the contents of which are described in rule 8,

“registered title” means an individual register and any title plan referred to in that register,

“relating franchise” means a franchise which is not an affecting franchise,

“Schedule 1 form” means a form in Schedule 1,

“Schedule 3 form” means a form in Schedule 3,

“scheduled form” means a Schedule 1 form or a Schedule 3 form,

“section 33(5) order” means an order made under section 33(5) of the Family Law Act 1996,

[F250“statement of truth” has the meaning given by rule 215A,]

“statutory declaration” includes affidavit,

“title number” has the meaning given by rule 4,

“title plan” has the meaning given by rule 5,

“trust corporation” has the same meaning as in the Settled Land Act 1925<sup>M39</sup>,

“trusts” in relation to a charity has the same meaning as in section 97(1) of the Charities Act 1993,

“unregistered company” means a body corporate to which section 718(1) of the Companies Act 1985<sup>M40</sup> applies,

[F251“working day” means any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or any other day either specified or declared by proclamation under section 1 of the Banking and Financial Dealings Act 1971 or appointed by the [F252Secretary of State][F253or, subject to rule 216A(5), certified as an interrupted working day under rule 216A(1).]]

(2) Subject to paragraph (3), a reference in these rules to a form by letter, or by number, or by a combination of both is to a scheduled form.

(3) A reference in these rules to Forms A to Y and [F254Forms AA to [F255SS]] (in each case inclusive) is to the standard form of restriction bearing that letter in Schedule 4.

### Textual Amendments

**F242** Words in rule 217(1) inserted (6.4.2016) by [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\) and the Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016 \(S.I. 2016/481\), reg. 1, Sch. 2 para. 8\(5\)](#)

**F243** Words in rule 217(1) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\), rule 1, Sch. 1 para. 36\(1\)\(a\)](#)



- F244** Words in rule 217(1) substituted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 74(a)** (with rule 5)
- F245** Words in rule 217 substituted (1.10.2011) by The Land Registration (Amendment) Rules 2011 (S.I. 2011/1410), rules 1, 3; S.I. 2011/2196, art. 2(1)(c)
- F246** Words in rule 217(1) omitted (6.4.2018) by virtue of The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 1 para. 36(1)(b)**
- F247** Words in rule 217(1) inserted (5.12.2005) by The Land Registration (Amendment) (No 2) Rules 2005 (S.I. 2005/1982), rules 1(3), **16(a)**
- F248** Words in rule 217(1) deleted (5.12.2005) by The Land Registration (Amendment) (No 2) Rules 2005 (S.I. 2005/1982), rules 1(3), **16(b)**
- F249** Words in rule 217(1) substituted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 74(c)** (with rule 5)
- F250** Words in rule 217(1) inserted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 74(d)** (with rule 5)
- F251** Words in rule 217(1) inserted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 1 para. 74(e)** (with rule 5)
- F252** Words in rule 217(1) substituted (9.11.2011) by The Transfer of Functions (Her Majesty's Land Registry, the Meteorological Office and Ordnance Survey) Order 2011 (S.I. 2011/2436), art. 1(2), **Sch. 2 para. 8(3)**
- F253** Words in rule 217(1) added (16.4.2020) by The Land Registration (Amendment) Rules 2020 (S.I. 2020/425), rules 1, **6**
- F254** Words in rule 217(3) substituted (24.10.2005) by The Land Registration (Amendment) Rules 2005 (S.I. 2005/1766), rules 1, **9(2)**
- F255** Word in rule 217(3) substituted (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 1 para. 36(2)**

**Modifications etc. (not altering text)**

- C24** Rule 217(1): transfer of functions in part (9.11.2011) by The Transfer of Functions (Her Majesty's Land Registry, the Meteorological Office and Ordnance Survey) Order 2011 (S.I. 2011/2436), art. 1(2), **Sch. 1 para. 5(b)**

**Marginal Citations**

- M33** 2002 c. 9.  
**M34** 1993 c. 10.  
**M35** 1975 c. 7.  
**M36** 1984 c. 51.  
**M37** 1967 c. 75.  
**M38** 1995 c. 30.  
**M39** 1925 c. 18.  
**M40** 1985 c. 6.

**[<sup>F256</sup>Definition of “conveyancer”**

**217A.**—(1) Subject to paragraph (2), in these rules “conveyancer” means—

- (a) an authorised person entitled to carry on the relevant reserved instrument activities in accordance with the regulatory arrangements of the relevant approved regulator or licensing authority, as the case may be,
- (b) an individual or body who employs, or being a body has among its managers, at least one authorised person entitled to carry on the relevant reserved instrument activities and who will carry on or direct and supervise the carrying on of the relevant reserved instrument

**Status:** Point in time view as at 04/01/2024.

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activities as such employee or manager, in accordance with the regulatory arrangements of the relevant approved regulator or licensing authority, as the case may be, or

- (c) a person who carries on the relevant reserved instrument activities in the course of that person’s duty as a public officer.

(2) For the purposes of a certificate given by a conveyancer under rule 62(2), 63(2), 183(2)(a), or Form LL in Schedule 4, “conveyancer” means—

- (a) an authorised person who is an individual and who is entitled to carry on the relevant reserved instrument activities in accordance with the regulatory arrangements of the relevant approved regulator or licensing authority, as the case may be, or
- (b) an individual who carries on the relevant reserved instrument activities in the course of that person’s duty as a public officer,

and in either case, the conveyancer must sign in their own name and not that of their firm or employer.

(3) For the purposes of this rule—

- (a) “authorised person” has the same meaning as in section 18 of the Legal Services Act 2007,
- (b) “licensing authority” has the same meaning as in section 73 of the Legal Services Act 2007,
- (c) “manager” has the same meaning as in section 207 of the Legal Services Act 2007,
- (d) “regulatory arrangements” has the same meaning as in section 21 of the Legal Services Act 2007,
- (e) “relevant approved regulator” has the same meaning as in section 20 of the Legal Services Act 2007,
- (f) “relevant reserved instrument activities” means the reserved instrument activities set out in paragraph 5(1)(a) and (b) of Schedule 2 to the Legal Services Act 2007.]

#### Textual Amendments

**F256** Rule 217A inserted (1.10.2011) by [The Land Registration \(Amendment\) Rules 2011 \(S.I. 2011/1410\)](#), rules 1, 4; [S.I. 2011/2196](#), art. 2(1)(c)

## PART 16

### TRANSITIONAL

#### *Cautions against dealings*

#### Definitions

**218.** In this Part—

“the 1925 Act” means the Land Registration Act 1925 <sup>M41</sup>,

“caution” means a caution entered in the register of title under section 54 of the 1925 Act,

“cautioner” includes his personal representative,

“the notice period” is the period ending at 12 noon on the fifteenth [<sup>F257</sup>working] day, or ending at 12 noon on such later [<sup>F257</sup>working] day as the registrar may allow, after the date of issue of the notice.

#### Textual Amendments

**F257** Word in [rule 218](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 1 para. 6](#)

#### Marginal Citations

**M41** [1925 c. 21](#).

### Consent under a caution

**219.** Any consent given under section 55 or 56 of the 1925 Act must be in writing signed by the person giving it or his conveyancer.

### Notice under section 55(1) of the 1925 Act and under rule 223(3)

**220.**—(1) Rule 199 applies to the method of service of a notice under section 55(1) of the 1925 Act and under rule 223(3).

(2) The notice period applies to a notice served under section 55(1) of the 1925 Act and to one served under rule 223(3).

### Cautioner showing cause

**221.**—(1) This rule applies where notice is served under section 55(1) of the 1925 Act or rule 223(3).

(2) At any time before expiry of the notice period, the cautioner may show cause why the registrar should not give effect to the application that resulted in the notice being served.

(3) To show cause, the cautioner must—

- (a) deliver to the registrar, in the manner and to the address stated in the notice, a written statement signed by the cautioner or his conveyancer setting out the grounds relied upon, and
- (b) show that he has a fairly arguable case for the registrar not to give effect to the application that resulted in the notice being served.

(4) If, after reading the written statement, and after making any enquiries he thinks necessary, the registrar is satisfied that cause has been shown, he must order that the caution is to continue until withdrawn or otherwise disposed of under these rules or the Act.

(5) Where the registrar makes an order under paragraph (4)—

- (a) the registrar must give notice to the applicant and the cautioner that he has made the order and of the effect of sub-paragraph (b),
- (b) the cautioner is to be treated as having objected under section 73 of the Act to the application that resulted in notice being served, and
- (c) the notice given by the registrar under sub-paragraph (a) to the applicant is to be treated as notice given under section 73(5)(a) of the Act.

(6) If after service of the notice under section 55(1) of the 1925 Act or rule 223(3) the application that resulted in the notice being served is cancelled, withdrawn or otherwise does not proceed, the registrar must make an order that the caution will continue to have effect, unless he has already done so or the caution has been cancelled.

*Status: Point in time view as at 04/01/2024.*

*Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

### Withdrawal of a caution by the cautioner

- 222.**—(1) The cautioner may at any time apply to withdraw his caution in Form WCT.  
 (2) The form must be signed by the cautioner or his conveyancer.

### Cancellation of a caution—application by the proprietor etc

- 223.**—(1) A person may apply to the registrar for the cancellation of a caution if he is—  
 (a) the proprietor of the registered estate or a registered charge to which the caution relates, or  
 [F258(b) a person who is, or but for the existence of the caution would be, entitled to be registered as the proprietor of that estate or charge.]  
 (2) An application for the cancellation of a caution must be in Form CCD.  
 (3) Where application is made under this rule, the registrar must give the cautioner notice of the application.  
 (4) Following the expiry of the notice period, unless the registrar makes an order under rule 221(4), the registrar must cancel the entry of the caution.

#### Textual Amendments

**F258** Rule 223(1)(b) substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 1 para. 75** (with rule 5)

#### Modifications etc. (not altering text)

**C25** Rule 223 restricted (13.10.2003) by [The Land Registration Act 2002 \(Transitional Provisions\) Order 2003 \(S.I. 2003/1953\)](#), arts. 1(1), **20**

### *Rentcharges and adverse possession*

#### Registered rentcharges held in trust under section 75(1) of the 1925 Act on commencement

- 224.** Where a rentcharge is held in trust under section 75(1) of the Land Registration Act 1925 immediately before the coming into force of section 97 of the Act, the beneficiary of the trust may apply—  
 (a) to be registered as proprietor of the rentcharge, or  
 (b) for the registration of the rentcharge to be cancelled.

Signed by authority of the Lord Chancellor

*Scotland of Asthal QC*  
 Parliamentary Secretary, Lord Chancellor's  
 Department

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

[<sup>F259</sup>**SCHEDULE 1**<sup>F260F261F262</sup>

rule 11

SCHEDULE 1 FORMS REFERRED TO IN RULES 206, 207A AND 210]

**Textual Amendments**

- F259** Sch. 1 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), [rule 2\(1\)](#), [Sch. 2](#) (with [rule 5](#))
- F260** Sch. 1: in Forms ADV1 Panel 6, AP1 Panels 6 and 10, AS1 Panels 5 and 6, AS2 Panels 6 and 7, AS3 Panels 6 and 7, CCD Panel 5, CCT Panel 6, CH1 Panels 4 and 5, CT1 Panel 5, DS1 Panel 5, DS2 Panel 5, DS3 Panel 5, FR1 Panels 6 and 10, RX4 Panel 5, TP1 Panels 5 and 6, TP2 Panels 6 and 7, TR1 Panels 4 and 5, TR2 Panels 5 and 6, TR4 Panels 3 and 4, TR5 Panels 4 and 5, UN1 Panel 6, UN2 Panel 7, UN3 Panel 6, UT1 Panel 6 and WCT Panel 5 the words “Registered number in the United Kingdom including any prefix” substituted for “Registered number in England and Wales including any prefix” (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), [rules 1](#), [4 Table](#) (with [rule 9\(1\)](#))
- F261** Sch. 1 Form CNI: in the seventh option listed in Panel 9 the word "not" is omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 2 para. 1\(2\)](#)
- F262** Sch. 1 Form ST3: Panel 11 and its side notes substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), [rule 1](#), [Sch. 2 para. 1\(3\)](#)

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# Land Registry

## Application for registration of a person in adverse possession under Schedule 6 to the Land Registration Act 2002

# ADV1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the plan to the statutory declaration dated .....'. The statutory declaration or statement of truth must exhibit a plan identifying clearly the extent of the part, unless one of the exceptions in rule 188 of the Land Registration Rules 2003 applies.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 8.

1	Local authority serving the property:	
2	Title number(s) of property:	
3	Property:	
	The application relates to	
	<input type="checkbox"/> the whole of the title(s)	
	<input type="checkbox"/> part of the title(s) as shown:	
4	Application and fee	
	Application	Fee paid (£)
	Registration of a person in adverse possession	
	Fee payment method	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	

**Status:** Point in time view as at 04/01/2024.

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List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to be registered. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Where there is more than one applicant, place 'X' in the appropriate box.

Complete as necessary.

Place 'X' in the appropriate box.

Please confirm which, if any, of these conditions the applicant intends to rely on, if a counter notice under paragraph 3 of Schedule 6 is lodged in response to the application.

	<p>5 Documents lodged with this form:</p> <p>1. Statutory declaration/ Statement of truth</p>
	<p>6 The applicant:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:</p>
	<p>7 Applicant's intended address(es) for service (including postcode) for entry in the register:</p>
	<p>8 This application is sent to Land Registry by</p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p>9 Declaration of trust. The applicant is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
	<p>10 This application is made under</p> <p><input type="checkbox"/> Paragraph 1 of Schedule 6 to the Land Registration Act 2002</p> <p><input type="checkbox"/> Paragraph 6(1) of Schedule 6 to the Land Registration Act 2002</p>
	<p>11 If applying under Paragraph 1 of Schedule 6 to the Land Registration Act 2002 confirm which, if any, of the following conditions you intend to rely on</p> <p><input type="checkbox"/> Paragraph 5(2) of Schedule 6</p> <p><input type="checkbox"/> Paragraph 5(3) of Schedule 6</p> <p><input type="checkbox"/> Paragraph 5(4) of Schedule 6</p>

**Status:** Point in time view as at 04/01/2024.

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If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

12

Signature of applicant  
or their conveyancer: .....

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



**Status:** Point in time view as at 04/01/2024.

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# Land Registry

## Application to be registered as a person to be notified of an application for adverse possession

# ADV2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	
Fees debited £	

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

Give a description by reference to an attached plan enabling the land to be identified on the Ordnance Survey map.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

Provide the full name(s) of the person(s) making this application. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:				
2	Title number(s) of property:				
3	<p>Property:</p> <p>The application relates to</p> <p><input type="checkbox"/> the whole of the title(s)</p> <p><input type="checkbox"/> part of the title(s) as shown:</p>				
4	<p>Application and fee</p> <table border="1" style="width: 100%;"> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> <tr> <td>Registration of a person to be notified of an application for adverse possession</td> <td></td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application	Fee paid (£)	Registration of a person to be notified of an application for adverse possession	
Application	Fee paid (£)				
Registration of a person to be notified of an application for adverse possession					
5	The applicant:				

**Status:** Point in time view as at 04/01/2024.

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Each applicant may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate box.

Place 'X' in the appropriate box.

<b>6</b>	Applicant's intended address(es) for service (including postcode) for entry in the register:
<b>7</b>	This application is sent to Land Registry by Key number (if applicable): <input type="text"/> Name: Address or UK DX box number:  Email address: Reference:  Phone no: <input type="text"/> Fax no: <input type="text"/>
<b>8</b>	Confirmation of interest and application  I/We confirm that the applicant has an interest in the <input type="checkbox"/> registered estate <input type="checkbox"/> registered rentcharge  being the title as entered in panel 2 which would be prejudiced by the registration of any other person as proprietor of that estate/rentcharge under Schedule 6 to the Land Registration Act 2002. The applicant hereby applies to the registrar to be registered as a person or persons to be notified of any application under paragraph 1 of Schedule 6 to the Land Registration Act 2002.
<b>9</b>	Identity of person making the statement of truth in panel 10  <input type="checkbox"/> The statement is made by (one of) the applicant(s). The full name of the person making the statement is:  <input type="checkbox"/> The statement is made on behalf (one of) of the applicant(s), who cannot make this statement for the following reasons:  The full name of the person making the statement is:  Address:  <input type="checkbox"/> The statement is made by a conveyancer acting for the applicant(s). The conveyancer's full name is:  Firm name (if any):  Address or UK DX box number:

**Status:** Point in time view as at 04/01/2024.

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This panel must set out the nature of the applicant's interest. Do not attach any documents.

See the warnings at the end of this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in this panel (for example, 'I' can be changed to 'we').

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

10 Statement of truth

I state that the applicant is interested in the property described in panel 3 as:

I believe that the facts and matters contained in this statement are true.

Signature: .....

Print full name:

Date:

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If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

11

Signature of applicant  
or their conveyancer: .....

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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## Land Registry Application to enter an agreed notice

# AN1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Complete details of charge if appropriate.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	<p>Property:</p> <p>The interest to be protected by the agreed notice affects</p> <p><input type="checkbox"/> the whole of the registered estate</p> <p><input type="checkbox"/> part of the registered estate as shown:</p> <p><input type="checkbox"/> the registered charge dated _____ in favour of:</p>				
4	<p>Application and fee</p> <table border="1" style="width: 100%;"> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> <tr> <td>Entry of agreed notice</td> <td></td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application	Fee paid (£)	Entry of agreed notice	
Application	Fee paid (£)				
Entry of agreed notice					

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

List the documents lodged with this form. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to enter the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Please state the interest to be noted.

For example, specify the date at the beginning of the noted entry.

	<p><b>5 Documents lodged with this form:</b></p>
	<p><b>6 The applicant:</b></p>
	<p><b>7 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name:</p> <p>Address or UK DX box number:</p> <p>Email address:</p> <p>Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p><b>8 The applicant applies to enter an agreed notice protecting the following interest:</b></p> <p>The above interest is set out in [paragraph page of] the document [numbered ] in [panel 5][Form AP1][Form DL].</p> <p>If this is a variation of an interest that is already protected in the register by a notice, please identify the notice:</p>

**Status:** Point in time view as at 04/01/2024.

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You must place 'X' in only one box in this panel.

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

9	<p>The applicant is entitled to apply for an agreed notice because</p> <p><b>(A) Applicant is the registered proprietor</b></p> <p><input type="checkbox"/> The applicant is the registered proprietor of the estate/charge affected by the interest.</p> <p><b>(B) Applicant is entitled to be registered as the proprietor</b></p> <p><input type="checkbox"/> The applicant is the person entitled to be registered as the proprietor of the estate/charge affected by the interest. Evidence of such entitlement accompanies this application.</p> <p><b>(C) Consent of the registered proprietor or person entitled to be registered as the proprietor is enclosed</b></p> <p><input type="checkbox"/> The consent of the registered proprietor of the estate/charge affected by the interest accompanies this application.</p> <p><input type="checkbox"/> The consent of the registered proprietor of the estate/charge affected by the interest is contained in panel 11 of this form.</p> <p><input type="checkbox"/> The consent of the person entitled to be registered as the proprietor of the estate/charge affected by the interest and evidence of their entitlement to be so registered accompanies this application.</p> <p><input type="checkbox"/> The consent of the person entitled to be registered as proprietor of the estate/charge affected by the interest is contained in panel 11. Evidence that the person consenting to this application is entitled to be registered as proprietor of the registered estate/charge accompanies this application.</p> <p><b>(D) There is other evidence in support of the applicant's claim</b></p> <p><input type="checkbox"/> None of the above statements apply but evidence to establish the validity of the applicant's claim accompanies this application.</p>
10	<p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>

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To be completed if referred to in the box ticked in panel 9.

11	I/we consent to the entry of a notice in the register of the title(s) specified in panel 2, to protect the interest specified in panel 8
Print full name	Signature
1.	1.
2.	2.
3.	3.
4.	4.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



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# Land Registry

## Application to change the register

# AP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Enter the title number of each title that requires an entry to be made in that register.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the plan to the transfer dated .....

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property:	
	Full postcode of property (if any):	
2	Title number(s) of the property:	
3	The application affects	
	<input type="checkbox"/> the whole of the title(s)	
	<input type="checkbox"/> part of the title(s) as shown:	
4	Application, priority and fees	
	Applications in priority order	Price paid/Value (£)
	Fees paid (£)	
	Total fees (£)	
	Fee payment method	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	

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List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to change the register. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Complete this panel if you want us to notify someone else that we have completed this application.

Place 'X' in the appropriate box.

In this and panel 10, each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

	<p>5 Documents lodged with this form:</p>
	<p>6 The applicant:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:</p>
	<p>7 This application is sent to Land Registry by</p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p>8 Third party notification</p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>
	<p>9 The address(es) for service for each proprietor of the registered estate(s) to be entered in the register is</p> <p><input type="checkbox"/> the address of the property (where this is a single postal address)</p> <p><input type="checkbox"/> the address(es) for service from the transfer/assent</p> <p><input type="checkbox"/> (for existing proprietors who are remaining in the register) the current address(es) for service in the register</p> <p><input type="checkbox"/> the following address(es):</p>

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Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 9.

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Section 27 of the Land Registration Act 2002 lists the registrable dispositions.

Rule 57 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

Full details of the evidence of identity that is required can be found in Practice Guide 67 and in Public Guide 20.

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

<p><b>10</b> Name and address(es) for service of the proprietor of any new charge to be entered in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
<p><b>11</b> Disclosable overriding interests</p> <p><input type="checkbox"/> This application relates to a registrable disposition and disclosable overriding interests affect the registered estate.</p>
<p><b>12</b> Confirmation of identity</p> <p>When registering transfers, charges, leases and other dispositions of land, or giving effect to a discharge or release of a registered charge, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.</p> <p>Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 13(2) applies.</p> <p>'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.</p> <p>If this application is to register a transfer, lease or charge, or to give effect to a discharge in Form DS1 or a release in Form DS3 complete one of the following</p> <p><input type="checkbox"/> I am a conveyancer, and I have completed panel 13</p> <p><input type="checkbox"/> I am not a conveyancer, and I have completed panel 14</p>

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Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

**13** Where the application is sent to Land Registry by a conveyancer

**(1) Details of conveyancer acting**

If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered state in the table below the details of the conveyancer (if any) who represented them.

Where a party is not represented by a conveyancer you must also complete (2) below.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

If you are sending an application to give effect to a discharge in Form DS1 or release in Form DS3 for each lender, state in the table below the details of the conveyancer (if any) who represented them.

Where a lender is not represented by a conveyancer you must also complete (2) below.

Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

Name of lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

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Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

Evidence of identity is defined in panel 12. Full details of the evidence of identity that is required can be found in Practice Guide 67.

If the party is not represented insert 'none' in the second column.

	<p><b>(2) Evidence of identity</b></p> <p>Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer</p> <p><input type="checkbox"/> I confirm that I am satisfied that sufficient steps have been taken to verify the identity of</p> <p>-----</p> <p>-----</p> <p>and that they are the registered proprietor or have the right to be registered as the registered proprietor</p> <p><input type="checkbox"/> I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above</p>								
<p><b>14</b> Where the application is sent to Land Registry by someone who is not a conveyancer</p> <p><b>(1) Details of conveyancer acting</b></p> <p>If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.</p> <p>You must also complete (2) below.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; padding: 5px;">Name of transferor, landlord, transferee, tenant, borrower or lender</th> <th style="width: 50%; padding: 5px;">Conveyancer's name, address and reference</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td style="padding: 5px;">Reference:</td> </tr> <tr> <td style="height: 40px;"></td> <td style="padding: 5px;">Reference:</td> </tr> <tr> <td style="height: 40px;"></td> <td style="padding: 5px;">Reference:</td> </tr> </tbody> </table>	Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference		Reference:		Reference:		Reference:
Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference								
	Reference:								
	Reference:								
	Reference:								

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If the party is not represented insert 'none' in the second column.

Place 'X' in the appropriate box(es).

**Evidence of identity is defined in panel 12. Full details of the evidence of identity that is required can be found in Public Guide 20.**

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

If you are sending an application to give effect to a discharge in Form DS1 or release in Form DS3, for each lender state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

Name of lender	Conveyancer's name, address and reference
	Reference:
	Reference:

(2) Evidence of identity

for each applicant named in panel 6 is enclosed

for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

15

Signature of conveyancer: .....

Date:

OR

Signature of applicant: .....

Date:

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Land Registry  
Assent of whole of registered  
title(s) by personal representative(s)

AS1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.	1 Title number(s) of the property:
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2 Property:
	3 Date:
Give full name.	4 Name of deceased proprietor:
Give full name(s).	5 Personal representative of deceased proprietor:
Complete as appropriate where the personal representative is a company.	<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
Give full name(s).	6 Transferee for entry in the register:
Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.	<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.	7 Transferee's intended address(es) for service for entry in the register:
	8 The personal representative transfers the property to the transferee

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Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

	<p><b>9 The personal representative transfers with</b></p> <p><input type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
	<p><b>10 Declaration of trust. The transferee is more than one person and</b></p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
	<p><b>11 Additional provisions</b></p>
	<p><b>12 Execution</b></p>

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



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Land Registry  
Assent of charge by personal  
representative(s)

AS2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.	1 Title number(s) of the property:
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2 Property:
	3 Date:
	4 Date of deceased proprietor's charge:
Give full name.	5 Name of deceased proprietor of charge:
Give full name(s).	6 Personal representative of deceased proprietor:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:
Complete as appropriate where the personal representative is a company.	7 Transferee for entry in the register:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:
Give full name(s).	8 Transferee's intended address(es) for service for entry in the register:
Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.	9 The personal representative transfers the charge identified in panels 4 and 5 to the transferee
Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.	

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Place 'X' in any box that applies.

Add any modifications.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

<p><b>10 The personal representative transfers with</b></p> <p><input type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
<p><b>11 Additional provisions</b></p>
<p><b>12 Execution</b></p>

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Land Registry  
Assent of part of registered  
title(s) by personal representative(s)

AS3

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

<p>Leave blank if not yet registered.</p>	<p>1 Title number(s) out of which this assent is made:</p>
<p>When application for registration is made, these title number(s) should be entered in panel 2 of Form AP1.</p>	<p>2 Other title number(s) against which matters contained in this assent are to be registered or noted, if any:</p>
<p>Insert address, including postcode, or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.</p> <p>Place 'X' in the appropriate box and complete the statement.</p> <p>For example 'edged red'</p> <p>For example 'edged and numbered 1 in blue'.</p> <p>Any plan lodged must be signed by the transferor.</p>	<p>3 Property:</p> <p>The property is identified</p> <p><input type="checkbox"/> on the attached plan and shown:</p> <p><input type="checkbox"/> on the title plan(s) of the above title(s) and shown:</p>
<p>Give full name.</p>	<p>4 Date:</p>
<p>Give full name(s).</p>	<p>5 Name of deceased proprietor:</p>
<p>Complete as appropriate where the personal representative is a company.</p>	<p>6 Personal representative of deceased proprietor:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
<p>Give full name(s).</p> <p>Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.</p>	<p>7 Transferee for entry in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:  
 - definitions of terms not defined above  
 - rights granted or reserved  
 - restrictive covenants  
 - other covenants  
 - agreements and declarations  
 - any required or permitted statements  
 - other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

<b>8</b>	Transferee's intended address(es) for service for entry in the register:
<b>9</b>	The personal representative transfers the property to the transferee
<b>10</b>	The personal representative transfers with <input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
<b>11</b>	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
<b>12</b>	Additional provisions  Definitions          Rights granted for the benefit of the property          Rights reserved for the benefit of other land

**Status:** Point in time view as at 04/01/2024.

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Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

**Status:** Point in time view as at 04/01/2024.

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

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# Land Registry

## Entry of a note of consolidation of charges



**This form should be accompanied by either Form AP1 or Form FR1.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Provide the full name(s) of the person(s) applying for entry of the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

The original or a certified copy of this charge must be lodged unless the charge is registered.

The original or a certified copy of the charge(s) must be lodged unless the charge is registered. If two or more charges of the same property or even date are listed, include a number or other identifier for each charge in the first column.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

1	The applicant:		
2	The applicant applies for an entry to be made in the register of the titles listed in panels 3 and 4 below to show that the charges are consolidated		
3	Date of charge in which the right to consolidate is reserved:  Title number(s), if registered:  Property:  Name of lender:		
4	Charges consolidated with the charge referred to in panel 3 above		
	Date(s) of charge(s)	Title number(s), if registered	Properties
5	I certify that the charge identified in panel 3 reserves a right of consolidation		
6	Signature of applicant or their conveyancer: .....		
	Date:		

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

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# Land Registry

## Application to cancel a caution against dealings



If the caution to be cancelled is a caution against first registration, you must use Form CCT. If the caution is being withdrawn by the cautioner, you must use Form WCT.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY
Record of fees paid
Particulars of under/over payments
Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for the cancellation of a caution.

Provide the full name(s) of the person(s) applying to cancel the caution against dealings. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

1	Local authority serving the property:												
2	Title number(s) of property:												
3	Property:												
4	<table border="1"> <tr> <td colspan="2">Application and fee</td> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Application to cancel a caution against dealings</td> <td> </td> </tr> <tr> <td colspan="2">Fee payment method</td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> cheque made payable to 'Land Registry'                 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> direct debit, under an agreement with Land Registry                 </td> </tr> </table>	Application and fee		Application	Fee paid (£)	Application to cancel a caution against dealings		Fee payment method		<input type="checkbox"/> cheque made payable to 'Land Registry'		<input type="checkbox"/> direct debit, under an agreement with Land Registry	
Application and fee													
Application	Fee paid (£)												
Application to cancel a caution against dealings													
Fee payment method													
<input type="checkbox"/> cheque made payable to 'Land Registry'													
<input type="checkbox"/> direct debit, under an agreement with Land Registry													
5	The applicant:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:												



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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Insert the name of the cautioner as shown on the register and if there are two or more cautions in favour of the same cautioner, please identify the caution to which this application relates by including the date at the beginning of the caution entry and, if that date is the same as that of one of the other cautions, brief details of the caution.

Place 'X' in one box.

List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

<b>6</b>	This application is sent to Land Registry by <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Key number (if applicable):</div> Name: Address or UK DX box number:  Email address: Reference:  Phone no:                      Fax no:
<b>7</b>	The applicant applies for the caution identified below to be cancelled  Caution in favour of:  Date of caution entry, if appropriate:
<b>8</b>	Entitlement to apply  <input type="checkbox"/> The applicant is the proprietor of the registered estate/charge to which the caution relates  <input type="checkbox"/> The applicant is, or but for the existence of the caution would be, entitled to be registered as proprietor of the registered estate/charge, and evidence of such entitlement is enclosed as set out below:
<b>9</b>	Signature of applicant or their conveyancer: .....
	Date:

**Status:** Point in time view as at 04/01/2024.

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# Land Registry

## Application to cancel a caution against first registration



If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for the cancellation of a caution.

List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

1	Local authority serving the property:												
2	Title number(s) of the property:												
3	Property:												
4	<table border="1"> <tr> <td colspan="2">Application and fee</td> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Application to cancel a caution against first registration</td> <td> </td> </tr> <tr> <td colspan="2">Fee payment method</td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> cheque made payable to 'Land Registry'                 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> direct debit, under an agreement with Land Registry                 </td> </tr> </table>	Application and fee		Application	Fee paid (£)	Application to cancel a caution against first registration		Fee payment method		<input type="checkbox"/> cheque made payable to 'Land Registry'		<input type="checkbox"/> direct debit, under an agreement with Land Registry	
Application and fee													
Application	Fee paid (£)												
Application to cancel a caution against first registration													
Fee payment method													
<input type="checkbox"/> cheque made payable to 'Land Registry'													
<input type="checkbox"/> direct debit, under an agreement with Land Registry													
5	Documents lodged with this form:												

**Status:** Point in time view as at 04/01/2024.

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Provide the full name(s) of the person(s) applying to cancel the caution against first registration. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate box and complete if applicable.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Place 'X' in the appropriate box and supply evidence of entitlement.

Place 'X' in the appropriate box.

If 'Yes', supply evidence that the interest claimed by the cautioner has come to an end or that the consent was induced by fraud, misrepresentation, mistake, undue influence or given under duress. List any documents that accompany this application in panel 5 or on Form DL (if used).

<b>6</b>	<p><b>The applicant:</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>		
<b>7</b>	<p><b>This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input style="width: 150px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
<b>8</b>	<p><b>The applicant applies to cancel</b></p> <p><input type="checkbox"/> the caution against first registration</p> <p><input type="checkbox"/> the caution against first registration as to the part defined on the attached plan and shown:</p>		
<b>9</b>	<p><b>The applicant is entitled to apply as</b></p> <p><input type="checkbox"/> owner of the legal estate to which the caution relates</p> <p><input type="checkbox"/> owner of a legal estate derived out of the legal estate to which the caution relates</p> <p><input type="checkbox"/> the land to which the caution relates is demesne land and the applicant is the owner of a legal estate affecting the demesne land</p>		
<b>10</b>	<p><b>The applicant has consented to the caution against first registration or has derived title by operation of law from someone who has consented</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>		

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If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

<b>11</b>	<b>Signature of applicant or their conveyancer:</b> _____  <b>Date:</b>
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**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Land Registry  
Legal charge of a registered estate

CH1

**This form should be accompanied by either Form AP1 or Form FR1**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

<p>Leave blank if not yet registered.</p>	<p>1 Title number(s) of the property:</p>
<p>Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.</p>	<p>2 Property:</p>
	<p>3 Date:</p>
<p>Give full name(s).</p> <p>Complete as appropriate where the borrower is a company.</p>	<p>4 Borrower:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:</p>
<p>Give full name(s).</p> <p>Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.</p>	<p>5 Lender for entry in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:</p>
<p>Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.</p>	<p>6 Lender's intended address(es) for service for entry in the register:</p>

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Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

	<p>7 The borrower with</p> <p><input type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9</p>
	<p>8 <input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p>
	<p>9 Additional provisions</p>
	<p>10 Execution</p>

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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# Land Registry

## Application to enter an obligation to make further advances

# CH2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

If there are two or more charges of the same date to the same lender, you must clearly identify under which charge the obligation arises by including a number or other identifier for the charge in the first column.

Provide the full name(s) of the person(s) applying to enter the obligation in the register. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1 Local authority serving the property:		
2 Title number(s) of the property:		
3 Property:		
4 Application and fee		
Application		Fee paid (£)
Obligation to make further advances on a charge		
Fee payment method		
<input type="checkbox"/> cheque made payable to 'Land Registry'		
<input type="checkbox"/> direct debit, under an agreement with Land Registry		
5 Details of the charge containing the obligation		
Date	Lender	Date of entry in register
6 The applicant:		

**Status:** Point in time view as at 04/01/2024.

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

<b>7</b>	<b>This application is sent to Land Registry by</b>	
	Key number (if applicable): <input style="width: 100%;" type="text"/>	
	Name: Address or UK DX box number:	
	Email address: Reference:	
	Phone no:	Fax no:
<b>8</b>	<b>Application</b>	
	The applicant confirms that there is an obligation to make further advances on the security of the charge identified in panel 5 and applies to the registrar for a note to be entered in the register to that effect.	
<b>9</b>	<b>Signature of applicant or their conveyancer:</b> .....	
	Date:	

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application to note agreed maximum amount of security



If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

If there are two or more charges of the same date to the same lender, you must clearly identify under which charge the agreement is contained by including a number or other identifier for the charge in the first column.

Provide the full name(s) of the person(s) applying to enter the note. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:	
2	Title number(s) of the property:	
3	Property:	
4	Application and fee	
	Application	Fee paid (£)
	Noting of agreed maximum amount of security	
	Fee payment method	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	
5	Details of the registered charge containing the agreement	
	Date	Lender
		Date of entry in register
6	The applicant:	

**Status:** Point in time view as at 04/01/2024.

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

In words and figures.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

<b>7</b>	This application is sent to Land Registry by	
	Key number (if applicable): <input style="width: 100%;" type="text"/>	
	Name: Address or UK DX box number:	
	Email address: Reference:	
	Phone no:	Fax no:
<b>8</b>	Application	
	The applicant confirms that the lender and borrower have agreed that the maximum amount for which the charge is security is the sum of:	
	and applies to the registrar to make an entry in the register to that effect.	
<b>9</b>	Signature of applicant or their conveyancer: .....	
	Date:	

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# Land Registry Certificate of inspection of title plan



Reference

This Certificate is dated _____ and timed at _____

Only the statements opposite the box(es) marked 'X' apply.

1	Title number(s) of the property:
2	Property:
3	<p>The title plan of the above mentioned title has been inspected and it is certified that</p> <p><input type="checkbox"/> plot number ___ on the estate plan approved for the purpose of official searches and inspections by Land Registry on _____ is in the above mentioned title.</p> <p><input type="checkbox"/> the land shown _____ on the enclosed plan supplied by you is in the above mentioned title.</p> <p><input type="checkbox"/> the said plot or land is not affected by any colour or other reference shown on the title plan and mentioned in the entries in the register.</p> <p><input type="checkbox"/> the said plot or land is _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>on the title plan but is not affected by any other colour reference or other reference shown on the title plan and mentioned in the entries on the register.</p>
4	Remarks, if any

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### Textual Amendments

**F263** Sch. 1 Form CIT omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 1(1)**

**Status:** Point in time view as at 04/01/2024.

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# Land Registry

## Application to cancel a notice (other than a unilateral notice)

# CN1

Form UN4 must be used for cancellation of a unilateral notice. If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	
Fees debited £	

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to cancel the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:						
2	Title number(s) of the property:						
3	Property:						
4	<table border="1" style="width: 100%;"> <tr> <th colspan="2">Application and fee</th> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Cancellation of a notice</td> <td> </td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application and fee		Application	Fee paid (£)	Cancellation of a notice	
Application and fee							
Application	Fee paid (£)						
Cancellation of a notice							
5	Documents lodged with this form:						
6	The applicant:						

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate box.

7	This application is sent to Land Registry by	
	Key number (if applicable): <input style="width: 100%;" type="text"/>	
	Name:	
	Address or UK DX box number:	
	Email address:	
	Reference:	
	Phone no:	Fax no:
8	Application in respect of notice protecting a rentcharge	
	Rentcharge of £                      created by a deed dated                      and issuing out of the land registered under the title number(s) referred to in panel 2.	
	The rentcharge has determined by	
	<input type="checkbox"/> merger or release and panel 10 below has also been completed.	
	<input type="checkbox"/> redemption and the certificate of redemption accompanies this application.	
	The applicant applies for the necessary entries and cancellations to be made in the register to give effect to the determination of the rentcharge.	

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Place 'X' in the appropriate box and lodge any supporting evidence.

Please provide details.

9 Application in respect of notice protecting a lease		
Details of lease		
Property affected	Date	Term
<p>The lease has determined by</p> <p><input type="checkbox"/> merger</p> <p><input type="checkbox"/> surrender</p> <p><input type="checkbox"/> disclaimer</p> <p><input type="checkbox"/> forfeiture and a statutory declaration or other supporting evidence accompanies this application</p> <p><input type="checkbox"/> effluxion of time and neither the provisions of the Landlord and Tenant Act 1954 nor those of the Local Government and Housing Act 1989 apply</p> <p><input type="checkbox"/> notice under the Landlord and Tenant Act 1954 and the provisions of that Act have been complied with</p> <p><input type="checkbox"/> notice under the Local Government and Housing Act 1989 and the provisions of that Act have not been complied with</p> <p><input type="checkbox"/> other:</p>		
<p>Panel 10 has been completed.</p> <p>The applicant applies for the necessary entries and cancellations to be made in the register to give effect to the determination of the lease.</p>		

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Place 'X' in the appropriate box.

If applicable complete the second statement with details of the interest(s); for interests disclosed only by searches do not include those shown on local land charge searches. Certify any interests disclosed by searches that do not affect the determined lease or rentcharge.

List any supporting documents in panel 5 or on Forms AP1 or DL (if used).

10 The unregistered title to the determined lease or rentcharge is based on the title documents listed which are all those under the control of the applicant.

Details of rights, interests and claims affecting the estate known to the applicant are, where applicable, disclosed in the title documents accompanying this application.

The applicant knows of no other such rights, interests and claims. Only the applicant is in actual possession of the property or in receipt of the rent and profits from the property.

The applicant knows only of the following additional such rights, interests and claims, including those of any person (other than the applicant) in actual possession of the property or in receipt of the rent and profits from the property:



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You should provide with this application evidence which demonstrates that the interest protected by the notice has come to an end.

11 Cancellation of notice in other cases

Please give details of the notice you are applying to cancel and state how the interest protected by the notice has come to an end.

The applicant applies for the necessary entries and cancellations to be made in the register to give effect to the determination of the notice.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

12

Signature of applicant or their conveyancer: .....

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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# Land Registry

Continuation sheet for use with application and disposition forms



1	Continued from Form:	Title number(s):
2		

Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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## Land Registry Caution against first registration

# CT1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box. Only use the second option where the property has an address and is fenced on the ground.

Enter reference, for example 'edged red'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 6.

Provide the full name(s) of the person(s) applying for the caution. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the cautioner is a company.

1	Local authority serving the property:				
2	Property:				
3	The extent of the land to which the caution relates can be clearly identified on the current edition of the Ordnance Survey map from <input type="checkbox"/> the attached plan and shown:  <input type="checkbox"/> the address shown in panel 2				
4	Application and fee <table border="1" style="width: 100%;"> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> <tr> <td>Caution against first registration</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Caution against first registration	
Application	Fee paid (£)				
Caution against first registration					
5	The cautioner:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:				



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Place 'X' in the appropriate box.

This is for cases where the cautioner is a company or firm, or is otherwise incapable of making the statement personally.

Insert reasons and describe the relationship of the person making the statement to the person on whose behalf it is made. Enclose any relevant documentation.

<b>9</b>	<p><b>Identity of person making the statement of truth in panel 10</b></p> <p><input type="checkbox"/> The statement is made by (one of) the cautioner(s). The full name of the person making the statement is:</p> <p><input type="checkbox"/> The statement is made on behalf of (one of) the cautioner(s), who cannot make this statement for the following reasons:</p> <p>The full name of the person making the statement is:</p> <p>Address:</p> <p><input type="checkbox"/> The statement is made by a conveyancer acting for the cautioner. The conveyancer's full name is:</p> <p>Firm name (if any): Address or UK DX box number:</p>
----------	--

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This panel must set out the nature of the cautioner's interest. Do not attach any documents.

See the warnings at the end of this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in this panel (for example, 'I' can be changed to 'we').

**10 Statement of truth**

I state that the cautioner is interested in the estate referred to in panel 7 as:

I believe that the facts and matters contained in this statement are true.

Signature: .....

Print full name:

Date:

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

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If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

<b>11</b>	Signature of applicant or their conveyancer: .....
	Date:

Caution applications do not require any consents. However, a person may consent to the lodging of a caution in accordance with rule 47 of the Land Registration Rules 2003. By so consenting that person may only apply to cancel the caution under section 18(1) of the Land Registration Act 2002 if one of the exceptions under rule 46 of the Land Registration Rules 2003 applies.

<b>12</b>	I/We consent to the lodging of the caution	
	Print full name(s)	Signature(s)
	1.	1.
	2.	2.
	3.	3.
	4.	4.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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# Land Registry

## Application to determine the exact line of a boundary

# DB

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

Place 'X' in the appropriate box.

The plan must show sufficient surrounding physical features to allow the general position of the boundary to be drawn on the Ordnance Survey map.

List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

1	Local authority serving the property:						
2	Title number(s) of the property:  Title number(s) of affected adjoining property:						
3	Property:						
4	<table border="1" style="width: 100%;"> <tr> <th colspan="2">Application and fee</th> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Determination of the exact line of a boundary</td> <td> </td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application and fee		Application	Fee paid (£)	Determination of the exact line of a boundary	
Application and fee							
Application	Fee paid (£)						
Determination of the exact line of a boundary							
5	<p>Documents lodged with this form</p> <p><input type="checkbox"/> A plan identifying the exact line of the boundary</p> <p><input type="checkbox"/> A plan and a verbal description (on the plan) identifying the exact line of the boundary</p> <p>The following documents are lodged as evidence relied on to establish the exact line of the boundary:</p>						



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Provide the full name(s) of the person(s) making the application to determine the line of the boundary. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

You do not need to supply details of owners (whether freehold or leasehold) whose title is registered.

<b>6</b>	The applicant:	
<b>7</b>	This application is sent to Land Registry by	
	<input type="text" value="Key number (if applicable):"/>	
	Name:	
	Address or UK DX box number:	
	Email address:	
	Reference:	
	Phone no:	Fax no:
<b>8</b>	Name(s) and address(es) of those with an interest in yours or the adjoining property, to the best of your knowledge	
	Property	Freehold owner(s)
		Leasehold owner(s) (if any)
	Your property	
	Neighbouring property adjoining the property which is the subject of your application	

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All adjoining owner(s) should complete and sign this statement.

9	<p>Where the application is being made with the agreement of adjoining owner(s)</p> <p>I/We: (full name(s) in block capitals) as owners of:</p> <p>(title number or address of property) agree that the accompanying plan/plan and verbal description signed by me/us shows the exact line of the boundary and I/we consent to this application</p> <p>Signed: .....</p> <p>Signed: .....</p> <p>Date:</p>
10	<p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**  
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

## Land Registry Disclosable overriding interests

# DI

**This form should be accompanied by either Form AP1 or Form FR1.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if this form accompanies an application for first registration.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

The information in panel 3 will help us if this form becomes detached.

Insert the full name(s) of the applicant on Form AP1/FR1. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

The registrar may enter notice of a disclosed interest in the register of title.

You may use as many Forms DI as are necessary.

The plan to any certified copy lease must show all colours shown on the original.

Notice of lease(s) will only be cancelled on receipt of a Form CN1 with evidence of determination.

If two or more leases of the same property and the same date are listed, include a number or other identifier for each lease in the first column.

	1 Title number(s) of the property:		
	2 Property:		
	3 This form is lodged with an application in Form AP1/FR1 made by:		
	4 List below all unregistered disclosable leases in date order, starting with the oldest.  Lodge a certified copy of either the original or counterpart of each lease disclosed.		
	Description of land leased	Date of lease	Term and commencement date
e.g.	Flat 1, garage 3 and bin store	24.06.2008	5 years from 24.06.2008

**Status:** Point in time view as at 04/01/2024.

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<p>For each interest disclosed in this panel:</p> <p>Give a description of the interest, for example, a legal easement.</p> <p>Give details of the deed or circumstance in which the interest arose.</p> <p>Complete only if the interest affects part of the title. Give a brief description of the part affected, for example 'coloured brown on the attached plan'.</p>	5	<p>List below any disclosable overriding interests other than leases. Lodge any documentary evidence within the control of the applicant that identifies the interest disclosed.</p>
	a.	<p>arising by virtue of:</p> <p>affects the part(s) of the registered estate as shown:</p>
	b.	<p>arising by virtue of:</p> <p>affects the part(s) of the registered estate as shown:</p>
	c.	<p>arising by virtue of:</p> <p>affects the part(s) of the registered estate as shown:</p>

**WARNING**  
 If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Land Registry  
List of documents

DL

- Please complete and lodge this form in duplicate.
- If the application is a first registration application and you supply the original and a certified copy of a statutory declaration, stamp duty land tax certificate, subsisting lease, subsisting charge or the latest document of title (for example any conveyance to the applicant) we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.
- If the application is not a first registration application and you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

1 Property address including postcode (if any):				
2 Documents lodged with this form				
<ul style="list-style-type: none"> <li>— The first column is for Land Registry use only. If Land Registry places an asterisk "*" in this column, it shows that we have kept that document.</li> <li>— Please number the documents in sequence; copies should also be numbered and listed as separate documents.</li> <li>— You need not list the names on land charges searches. Simply enter the search number.</li> </ul>				
Land Registry use only	Item no	Date	Document type	Parties

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Land Registry use only	Item no	Date	Document type	Parties

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 68 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 138 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Land Registry  
Cancellation of entries relating  
to a registered charge

DS1

**This form should be accompanied by either Form AP1 or Form DS2**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

	1 Title number(s) of the property:
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2 Property:
	3 Date:
Include register entry number, if more than one charge of same date to same lender.	4 Date of charge:
Complete as appropriate where the lender is a company.	5 Lender:  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:
	6 The lender acknowledges that the property identified in panel 2 is no longer charged as security for the payment of sums due under the charge
	7 Date of Land Registry facility letter (if any):
The lender must execute this transfer as a deed using the space opposite. If there is more than one lender, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003.  Alternatively the lender may sign in accordance with the facility letter referred to in panel 7.	8 Execution

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application to cancel entries relating to a registered charge

# DS2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Currently no fee is payable for the discharge of a registered charge.

List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to discharge the registered charge. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

1	Local authority serving the property:  Full postcode of property (if any):				
2	Title number(s):				
3	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> </thead> <tbody> <tr> <td>Discharge of a registered charge</td> <td> </td> </tr> </tbody> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Discharge of a registered charge	
Application	Fee paid (£)				
Discharge of a registered charge					
4	Documents lodged with this form:				
5	The applicant:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:				

**Status:** Point in time view as at 04/01/2024.

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This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Full details of the evidence of identity that is required can be found in Practice Guide 67 and in Public Guide 20.

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

<b>6</b>	<p>This application is sent to Land Registry by</p> <p>Key number (if applicable): <input style="width: 150px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input style="width: 80px;" type="text"/> Fax no: <input style="width: 80px;" type="text"/></p>
<b>7</b>	<p>The applicant applies for the cancellation of the entries of the registered charge referred to in the accompanying Form DS1</p>
<b>8</b>	<p>Confirmation of identity</p> <p>When giving effect to a discharge of a registered charge, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.</p> <p>Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 9(2) applies.</p> <p>'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.</p> <p>If this application is to give effect to a discharge in Form DS1 complete one of the following</p> <p><input type="checkbox"/> I am a conveyancer, and I have completed panel 9</p> <p><input type="checkbox"/> I am not a conveyancer, and I have completed panel 10</p>

**Status:** Point in time view as at 04/01/2024.

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Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

**9** Where the application is sent to Land Registry by a conveyancer

**(1) Details of conveyancer acting**

If you are sending an application to give effect to a discharge in Form DS1, for each lender state in the table below the details of the conveyancer (if any) who represented them.

Where a lender is not represented by a conveyancer you must also complete (2) below.

Name of lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

**(2) Evidence of identity**

Where any lender listed in (1) was not represented by a conveyancer

I confirm that I am satisfied that sufficient steps have been taken to verify the identity of

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and that they are the registered proprietor or have the right to be registered as the registered proprietor

I enclose evidence of identity in respect of each unrepresented lender for whom I have not provided the confirmation above.

Place 'X' in the appropriate box(es).  
Insert the name of each unrepresented lender for whom you give this confirmation.

Evidence of identity is defined in panel 8. Full details of the evidence of identity that is required can be found in Practice Guide 67.

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If the party is not represented insert 'none' in the second column.

Place "X" in the appropriate box(es).

**Evidence of identity is defined in panel 8. Full details of the evidence of identity that is required can be found in Public Guide 20.**

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

10 Where the application is sent to Land Registry by someone who is not a conveyancer

(1) Details of conveyancer acting

If you are sending an application to give effect to a discharge in Form DS1, for each lender state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

Name of lender	Conveyancer's name, address and reference
	Reference:
	Reference:

(2) Evidence of identity

for each applicant named in panel 5 is enclosed

for each unrepresented lender listed in (1) is enclosed

11

Signature of conveyancer: .....

Date: .....

OR

Signature of applicant: .....

Date: .....

**Status:** Point in time view as at 04/01/2024.

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Land Registry  
Release of part of the land  
from a registered charge



**This form should be accompanied by Form AP1.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Complete as appropriate where the lender is a company.

1	Title number(s) of the property:
2	Property released from the charge:  The property is identified  <input type="checkbox"/> on the attached plan and shown:  <input type="checkbox"/> on the title plan(s) of the above title(s) and shown:
3	Date:
4	Date of charge:
5	Lender:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:
6	The lender acknowledges that the property identified in panel 2 is no longer charged as security for the payment of sums due under the charge
7	Date of Land Registry facility letter, (if any):

**Status:** Point in time view as at 04/01/2024.

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Insert any agreed provisions as to rights granted or other matters.

**8 Additional provisions**

The lender must execute this transfer as a deed using the space opposite. If there is more than one lender, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003.

Alternatively the lender may sign in accordance with the facility letter referred to in panel 7.

**9 Execution**

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application for the registrar to designate a document as an exempt information document

# EX1

**Use one form per document.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY
Record of fees paid
Particulars of under/over payments
Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Leave blank if this application accompanies an application for first registration.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Some register entries refer to documents being filed under a different title number.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

Provide the full name(s) of the person(s) applying to designate the document as exempt. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:												
2	Title number(s) of the registered estate(s) to which the document relates:												
3	Property:												
4	Title number under which this document is held (if different from that in panel 2):												
5	<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">Application and fee</td> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td colspan="2">Designation of a document as an exempt information document</td> </tr> <tr> <td colspan="2">Fee payment method</td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> cheque made payable to 'Land Registry'                 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> direct debit, under an agreement with Land Registry                 </td> </tr> </table>	Application and fee		Application	Fee paid (£)	Designation of a document as an exempt information document		Fee payment method		<input type="checkbox"/> cheque made payable to 'Land Registry'		<input type="checkbox"/> direct debit, under an agreement with Land Registry	
Application and fee													
Application	Fee paid (£)												
Designation of a document as an exempt information document													
Fee payment method													
<input type="checkbox"/> cheque made payable to 'Land Registry'													
<input type="checkbox"/> direct debit, under an agreement with Land Registry													
6	The applicant:												

**Status:** Point in time view as at 04/01/2024.

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Each applicant may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

If we serve notice of an application for an official copy of the document, we shall serve it on the person whose name appears in panel 6 at the address given in this panel. If these panels are not completed, we shall serve notice on the person identified in panel 7.

Include date, parties and nature of document.

Please note that a full, unedited version of the document referred to in panel 9 must be lodged with this application (or any accompanying application) unless already filed at Land Registry.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

	<p>7 This application is sent to Land Registry by</p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>	
	Phone no:	Fax no:
	8 Applicant's address:	
	9 Provide details of the document that the applicant claims contains prejudicial information:	
	<p>10 I enclose a copy of the document referred to in panel 9 that excludes the prejudicial information</p> <p>This copy is certified as being a true copy of the original from which the prejudicial information has been excluded</p> <p>I apply to the registrar to designate the document referred to in panel 9 as an exempt information document</p>	
	<p>11 Signature of applicant or their conveyancer: .....</p> <p>Date:</p>	



**Status:** Point in time view as at 04/01/2024.

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Land Registry  
Reasons for exemption in support of an  
application to designate a document as  
an exempt information document

# EX1A

**This form should be accompanied by Form EX1.**

This form is exempt from the general rights of inspection and copying. However, Form EX1 and any accompanying correspondence are not exempt.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Leave blank if this application accompanies an application for first registration.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

The information in panels 3 and 4 will help us if forms EX1 and EX1A become detached.

Provide the full name(s) of the person(s) applying to exempt the document. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

1	Title number(s) of the registered estate(s) to which the document relates:		
2	Property:		
3	Enter the name of the applicant on the accompanying EX1:		
4	The EX1 application is sent to Land Registry by <input type="text"/> Key number (if applicable): Name: Address or UK DX box number:  Email address: Reference:  <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		

**Status:** Point in time view as at 04/01/2024.

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'Prejudicial information' means—  
(a) information that relates to an individual who is the applicant under rule 136 and if disclosed to other persons (whether to the public generally or specific persons) would, or would be likely to, cause substantial unwarranted damage or substantial unwarranted distress to the applicant or another, or  
(b) information that if disclosed to other persons (whether to the public generally or specific persons) would, or would be likely to, prejudice the commercial interests of the applicant under rule 136.

5 State why you believe that the information contained in the document referred to on the accompanying Form EX1 is prejudicial information defined in rule 131 of the Land Registration Rules 2003:

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

6 Signature of applicant or their conveyancer: \_\_\_\_\_  
Date:

**WARNING**  
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.  
Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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# Land Registry

## Application for official copy of an exempt information document

# EX2

**Use one form per document.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax and business rates are normally paid.  
If the document relates to many titles, you only need to quote one.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

If the document relates to many properties, you only need to quote the property relating to the title number quoted in panel 2.

Some register entries refer to documents being filed under a different title number.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

1	Local authority serving the property:				
2	Title number(s) of the registered estate(s) to which the document relates:				
3	Property:				
4	Title number under which this document is filed:				
5	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> <tr> <td>Official copy of an exempt information document</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Official copy of an exempt information document	
Application	Fee paid (£)				
Official copy of an exempt information document					

**Status:** Point in time view as at 04/01/2024.

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Provide the full name(s) of the person(s) applying for an official copy of the exempt document. Where a conveyancer lodges the application, this must be the name of the client(s), not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Insert date, parties and nature of document.

<b>6</b>	<b>The applicant:</b>		
<b>7</b>	This application is sent to Land Registry by <input type="text" value="Key number (if applicable):"/> Name: Address or UK DX box number:  Email address: Reference:		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Phone no:</td> <td>Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
<b>8</b>	The applicant applies for an official copy of the following document that has been designated an exempt information document:		

**Status:** Point in time view as at 04/01/2024.

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9 State the reason(s) why you consider an official copy of the edited information document is not sufficient for your purposes:

**Status:** Point in time view as at 04/01/2024.

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10 State why you consider that none of the information omitted from the edited information document is prejudicial information:

OR

If you accept that some or all of the information is prejudicial information, give details and state why you consider that the public interest in providing an official copy of the exempt information document outweighs the public interest in not doing so:

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

11

Signature of applicant or their conveyancer: .....

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application to remove the designation of a document as an exempt information document

# EX3

**Use one form per document.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY
Record of fees paid
Particulars of under/over payments
Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax and business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Some register entries refer to documents being filed under a different title number.

Currently no fee is payable to remove designation as an exempt information document.

Provide the full name(s) of the person(s) applying to remove the exempt designation. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:						
2	Title number(s) of the registered estate(s) to which the document relates:						
3	Property:						
4	Title number under which the document is filed:						
5	<table border="1" style="width: 100%;"> <tr> <th colspan="2">Application and fee</th> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>To remove designation as an exempt information document</td> <td></td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application and fee		Application	Fee paid (£)	To remove designation as an exempt information document	
Application and fee							
Application	Fee paid (£)						
To remove designation as an exempt information document							
6	The applicant:						

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Include date, parties and nature of document.

If you have made more than one EX1 application in respect of this document, give the date of the relevant application.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

<b>7</b>	This application is sent to Land Registry by <input type="text" value="Key number (if applicable):"/> Name: Address or UK DX box number:  Email address: Reference:  <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
<b>8</b>	Provide details of the document that is the subject of your application:		
<b>9</b>	The applicant applied for the document referred to in panel 8 to be designated as an exempt information document and now applies for this designation to be removed.  Date of EX1 application:		
<b>10</b>	Signature of applicant or their conveyancer: .....  Date:		



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# Land Registry Application for first registration

# FR1

You must lodge the documents of title with this application; these must be listed on Form DL.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

On registering a rentcharge, profit a prendre in gross or franchise, insert a description, for example 'Rentcharge (or as appropriate) over 2 Acacia Avenue'.

Place 'X' in the appropriate box. Only use the third option where the property has an address and is fenced on the ground.

Enter reference, for example 'edged red'.

Enter nature and date of document.

Place 'X' in the appropriate box.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

<b>LAND REGISTRY USE ONLY</b>	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

<b>1</b>	Local authority serving the property:															
<b>2</b>	Property:															
<b>3</b>	The extent of the land to be registered can be clearly identified on the current edition of the Ordnance Survey map from  <input type="checkbox"/> the attached plan and shown: <input type="checkbox"/> the plan attached to the: <input type="checkbox"/> the address shown in panel 2															
<b>4</b>	The class of title applied for is <input type="checkbox"/> absolute freehold <input type="checkbox"/> possessory freehold <input type="checkbox"/> absolute leasehold <input type="checkbox"/> good leasehold <input type="checkbox"/> possessory leasehold															
<b>5</b>	Application, priority and fees <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;">Applications in priority order</th> <th style="width: 20%;">Price paid/Value (£)</th> <th style="width: 40%;">Fees paid (£)</th> </tr> </thead> <tbody> <tr> <td>First registration of the freehold/leasehold estate</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: right;">Total fees (£)</td> <td></td> </tr> </tbody> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Applications in priority order	Price paid/Value (£)	Fees paid (£)	First registration of the freehold/leasehold estate									Total fees (£)		
Applications in priority order	Price paid/Value (£)	Fees paid (£)														
First registration of the freehold/leasehold estate																
Total fees (£)																

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Provide the full name(s) of the person(s) applying for first registration. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate box.

In this and panel 10, each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Where the applicant is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 8.

Complete as appropriate where the proprietor of the charge is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

<b>6</b>	<p><b>The applicant:</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:</p>
<b>7</b>	<p><b>This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input style="width: 150px; height: 15px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input style="width: 100px;" type="text"/> Fax no: <input style="width: 100px;" type="text"/></p>
<b>8</b>	<p><b>The address(es) for service for each proprietor of the estate to be entered in the register is</b></p> <p><input type="checkbox"/> the address of the property (where this is a single postal address)</p> <p><input type="checkbox"/> the following address(es):</p>
<b>9</b>	<p><b>Where the applicant is more than one person</b></p> <p><input type="checkbox"/> they hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they hold the property on trust:</p>
<b>10</b>	<p><b>Name and address(es) for service for the proprietor of any charge to be entered in the register:</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:</p>

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If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Rule 28 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

Place 'X' in the appropriate box.

If applicable complete the second statement with details of the interest(s); for interests disclosed only by searches do not include those shown on local land charge searches. Certify any interests disclosed by searches that do not affect the estate being registered.

If you do not place 'X' in the box we will assume that you have examined the applicant's title or are satisfied that it has been examined in the usual way.

11 Disclosable overriding interests

- Disclosable overriding interests affect the estate.

12 Certificate

The title is based on the title documents listed in Form DL which are all those under the control of the applicant.

Details of rights, interests and claims affecting the estate (other than non-disclosable interests falling within rule 28(2) of the Land Registration Rules 2003) known to the applicant are, where applicable, disclosed in the title documents and Form DI if accompanying this application.

- The applicant knows of no other such rights, interests and claims. Only the applicant is in actual possession of the property or in receipt of the rent and profits from the property.
- The applicant knows only of the following additional such rights, interests and claims, including those of any person (other than the applicant) in actual possession of the property or in receipt of the rent and profits from the property:

13 Examination of title

- I/we have not fully examined the applicant's title to the estate, including any appurtenant rights, or satisfied myself/ourselves that it has been fully examined by a conveyancer in the usual way prior to this application.

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Full details of the evidence of identity that is required can be found in Practice Guide 67 and in Public Guide 20.

The requirement of registration is contained in section 4, Land Registration Act 2002. Further guidance is contained in Practice Guide 1.

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

<b>14</b>	<b>Confirmation of identity</b>	<p>When registering transfers, charges, leases and other dispositions of land, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.</p> <p>Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 15(2) applies.</p> <p>'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.</p> <p>If this application is to register a transfer, lease or charge, dated on or after 10 November 2008 and the requirement of registration applies, complete one of the following</p> <p><input type="checkbox"/> I am a conveyancer, and I have completed panel 15</p> <p><input type="checkbox"/> I am not a conveyancer, and I have completed panel 16</p>												
<b>15</b>	<b>Where the application is sent to Land Registry by a conveyancer</b>	<p><b>(1) Details of conveyancer acting</b></p> <p>If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.</p> <p>Where a party is not represented by a conveyancer you must also complete (2) below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Name of transferor, landlord, transferee, tenant, borrower or lender</th> <th style="width: 5%;"></th> <th style="width: 45%;">Conveyancer's name, address and reference</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Reference:</td> </tr> <tr> <td style="height: 40px;"></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Reference:</td> </tr> <tr> <td style="height: 40px;"></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Reference:</td> </tr> </tbody> </table>	Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference		<input type="checkbox"/>	Reference:		<input type="checkbox"/>	Reference:		<input type="checkbox"/>	Reference:
Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference												
	<input type="checkbox"/>	Reference:												
	<input type="checkbox"/>	Reference:												
	<input type="checkbox"/>	Reference:												

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Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in Practice Guide 57.

If the party is not represented insert 'none' in the second column.

Place 'X' in the appropriate box(es).

Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in Public Guide 20.

	<p><b>(2) Evidence of identity</b></p> <p>Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer</p> <p><input type="checkbox"/> I confirm that I am satisfied that sufficient steps have been taken to verify the identity of</p> <p>-----</p> <p>-----</p> <p>and that they are the transferor, landlord, transferee, tenant, borrower or lender listed in (1) (as appropriate)</p> <p><input type="checkbox"/> I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above</p>								
16	<p>Where the application is sent to Land Registry by someone who is not a conveyancer</p> <p><b>(1) Details of conveyancer acting</b></p> <p>If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.</p> <p>You must also complete (2) below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Name of transferor, landlord, transferee, tenant, borrower or lender</th> <th style="width: 50%;">Conveyancer's name, address and reference</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td>Reference:</td> </tr> <tr> <td style="height: 40px;"></td> <td>Reference:</td> </tr> <tr> <td style="height: 40px;"></td> <td>Reference:</td> </tr> </tbody> </table>	Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference		Reference:		Reference:		Reference:
Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference								
	Reference:								
	Reference:								
	Reference:								
	<p><b>(2) Evidence of identity</b></p> <p><input type="checkbox"/> for each applicant named in panel 6 is enclosed</p> <p><input type="checkbox"/> for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed</p>								

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

17

Signature of conveyancer: \_\_\_\_\_

Date:

OR

Signature of applicant: \_\_\_\_\_

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application for copies of historical edition(s) of the register/title plan held in electronic form

# HC1

**Use one form per title.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Use a separate form for each registered title.

Place 'X' in the appropriate box.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

<b>1</b>	Local authority serving the property:				
<b>2</b>	Details of estate (a) Title number if known: (b) (where the title number is unknown) this application relates to <input type="checkbox"/> freehold <input type="checkbox"/> leasehold <input type="checkbox"/> manor <input type="checkbox"/> franchise <input type="checkbox"/> caution against first registration <input type="checkbox"/> rentcharge <input type="checkbox"/> profit a prendre in gross				
<b>3</b>	Property address including postcode (if any):				
<b>4</b>	Application and fee <table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Application</td> <td style="width: 30%;">Fee paid (£)</td> </tr> <tr> <td>Historical copy of register /title plan</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Historical copy of register /title plan	
Application	Fee paid (£)				
Historical copy of register /title plan					

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

If you are paying by credit account or direct debit, this will be the account charged.

Indicate how many copies of each are required and insert the required date.

Complete in format DD/MM/YYYY.

5 This application is sent to Land Registry by	
Key number (if applicable): <input type="text"/>	
Name: Address or UK DX box number:	
Email address: Reference:	
Phone no:	Fax no:
6 I apply for:	
___ copy(ies) of the last historical edition of the register for <input type="text"/> / <input type="text"/> / <input type="text"/>	
___ copy(ies) of the last historical edition of the title plan for <input type="text"/> / <input type="text"/> / <input type="text"/>	
___ copy(ies) of every historical edition of the register for <input type="text"/> / <input type="text"/> / <input type="text"/>	
___ copy(ies) of every historical edition of the title plan for <input type="text"/> / <input type="text"/> / <input type="text"/>	
<b>Warning</b> Normally only one edition of a register or a title plan is issued on a single day. In rare cases more than one will be produced. If you want historical copies of the last edition issued on a specific day you must complete either or both of the first and second boxes. If you want historical copies of all editions issued on a specific day you must complete either or both of the third and fourth boxes. You cannot apply for editions spanning a period. For example you cannot apply for "every edition in May 2007". Applications without a single specific day/month/year date will be rejected.	
7	
Signature of applicant: .....	
Date:	

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application for registration of a notice of home rights

# HR1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

**NOTE: Notice of this application will always be sent to the registered owner**

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for the entry of a home rights notice.

Provide the full name(s) of the person applying to enter a home rights notice. Where a conveyancer lodges the application, this must be the name(s) of the client, not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

1	Local authority serving the property:	
2	Title number(s) of the property:	
3	Property:	
4	Application and fee	
	Application	Fee paid (£)
	Notice of home rights	
	Fee payment method	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	
5	The applicant:	
6	This application is sent to Land Registry by	
	Key number (if applicable):	
	Name:	
	Address or UK DX box number:	
	Email address:	
	Reference:	
	Phone no:	Fax no:

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

You may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

If your application is successful, the registration of the existing charge will be cancelled under section 32 of, and paragraph 2 of Schedule 4 to, the Family Law Act 1996.

Place 'X' in the appropriate box.

If 'Yes', insert the address of the other dwelling house and place 'X' in the appropriate box and complete the statement.

Place 'X' in the appropriate box.

If 'Yes' place 'X' in the appropriate box and complete the statement.

NB: Only a conveyancer can give this certificate. If no conveyancer is acting, you must enclose an office copy of the order with this application.

7	Address(es) for service of the applicant. The address(es) will be entered in the register and used for correspondence and the service of notice:
8	Enter the full name of the applicant's husband, wife or civil partner:
9	<p>Is a home rights charge (in respect of the applicant's marriage to or civil partnership with the person named in panel 8 above) registered in respect of any other dwelling-house?</p> <p><input type="checkbox"/> No      <input type="checkbox"/> Yes</p> <p>If Yes (a) Insert the address of the other dwelling-house:</p> <p>(b) Complete one of the following, as appropriate</p> <p><input type="checkbox"/> The home rights charge on the other dwelling-house is registered under the Land Charges Act 1972. The registration number and date of registration at Land Charges Department is:</p> <p>OR</p> <p><input type="checkbox"/> The other dwelling-house is registered under the Land Registration Act 2002. The title number against which the home rights charge is registered is:</p>
10	<p>Has an order been made under section 33(5) of the Family Law Act 1996?</p> <p><input type="checkbox"/> No      <input type="checkbox"/> Yes</p> <p>If Yes</p> <p><input type="checkbox"/> I enclose an office copy of the order dated:</p> <p>OR</p> <p><input type="checkbox"/> I am the applicant's conveyancer and certify that I am holding an office copy of the order dated made under section 33(5) of the Family Law Act 1996 by Court.</p>
11	<p>The applicant is entitled by virtue of section 31(2) or 31(5) of the Family Law Act 1996 to a charge on the legal estate registered under the title number(s) mentioned in panel 2.</p> <p>The applicant applies under section 31(10)(a) or section 32 of, and paragraph 4(3)(b) of Schedule 4 to, the Family Law Act 1996 for registration, under section 32 of the Land Registration Act 2002, of an agreed notice of the applicant's home rights charge in the individual register of the title(s) mentioned in panel 2.</p>

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant must sign.

12

Signature of applicant  
or their conveyancer: .....

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application for renewal of registration in respect of home rights

# HR2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

Conveyancer is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

**NOTE: Notice of this application will always be sent to the registered owner**

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable to renew home rights.

Provide the full name of the person applying to renew the registration. Where a conveyancer lodges the application, this must be the name of the client, not the conveyancer.

1	Local authority serving the property:	
2	Title number(s) of the property:	
3	Property:	
4	Application and fee	
	Application	Fee paid (£)
	Renewal of registration in respect of home rights	
	Fee payment method:	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	
5	The applicant:	

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

You may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box and complete the relevant statement.

Only a conveyancer can give this certificate. If no conveyancer is acting, you must enclose an office copy of the order with this application.

Enter date of order.

Enter date of registration.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

6	This application is sent to Land Registry by Key number (if applicable): <input style="width: 150px;" type="text"/> Name: Address or UK DX box number:  Email address: Reference:  Phone no: <input style="width: 80px;" type="text"/> Fax no: <input style="width: 80px;" type="text"/>
7	Address(es) for service of the applicant. The address(es) will be entered in the register and used for correspondence and the service of notice:
8	<input type="checkbox"/> I enclose an office copy of the order dated: _____  OR <input type="checkbox"/> I am the applicant's conveyancer and certify that I am holding an official copy of the order dated _____ made under section 33(5) of the Family Law Act 1996 by _____ Court.
9	Application Following an order dated _____ and made under section 33(5) of the Family Law Act 1996, I apply under section 32 of, and paragraph 4(3)(a) of Schedule 4 to, that Act for the renewal, by way of agreed notice, of the registration of the [notice][caution against dealings] registered on _____ against the title number(s) shown in panel 2.
10	Signature of applicant or their conveyancer: _____  Date: _____

**Status:** Point in time view as at 04/01/2024.

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Land Registry  
Application by mortgagee for official  
search in respect of home rights

HR3

**Use one form per title.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

If you are paying by credit account or direct debit, this will be the account charged.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:				
4	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> <tr> <td>Official search in respect of home rights</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Official search in respect of home rights	
Application	Fee paid (£)				
Official search in respect of home rights					
5	This application is sent to Land Registry by <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td>Key number (if applicable):</td> </tr> </table> Name: Address or UK DX box number:  Email address: Reference:  <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td style="width: 60%;">Phone no:</td> <td>Fax no:</td> </tr> </table>	Key number (if applicable):	Phone no:	Fax no:	
Key number (if applicable):					
Phone no:	Fax no:				

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Enter the full names. If there are more than two persons, enter the first two.

A mortgagee does not have to be registered or otherwise protected on the register.

6	Registered proprietor(s) SURNAME: FORENAME(S): SURNAME: FORENAME(S):
7	Full name of applicant mortgagee:
8	Application is made for an official certificate of the result of a search of the register of the title in panel 2 for the purpose of section 56(3) of the Family Law Act 1996 to ascertain whether a home rights notice or matrimonial home rights caution is entered in that register and whether there is a pending application for the entry of a home rights notice entered on the day list.
9	Signature of applicant or their conveyancer: _____  Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Land Registry  
Cancellation of a home rights notice

# HR4

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

Conveyancer is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to cancel the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

	1 Local authority serving the property:		
	2 Title number(s) of the property:		
	3 Property:		
	4 Documents lodged with this form:		
	5 The applicant:		
	6 This application is sent to Land Registry by		
	<input type="text"/> Key number (if applicable): Name: Address or UK DX box number:  Email address: Reference:		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		



**Status:** Point in time view as at 04/01/2024.

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Place 'X' in the appropriate box(es).

Do not forget to enclose the evidence needed to support your application for cancellation.

If your evidence for cancellation is a court order, a copy sealed by the court should be sent in with your application.

Where there is an entry in the register referring to an order under section 33(5) of the Family Law Act 1996 you must supply appropriate evidence that the order has ceased to have effect unless a release in writing by the spouse or civil partner with the benefit of the rights is lodged.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

Only complete this part of the form if you are releasing your home rights. If you wish, a separate written release can be lodged with the application.

This part of the form, (if completed), must be signed personally by the person with the benefit of the home rights, it cannot be signed by their conveyancer on their behalf.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

<b>7</b>	<p><b>Evidence in support of application</b></p> <p>A. <input type="checkbox"/> The spouse or civil partner having the benefit of the rights has signed the release below</p> <p>B. <input type="checkbox"/> One of the following is enclosed</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Original or certified copy death certificate or other evidence of the death of either spouse or either civil partner.</li> <li><input type="checkbox"/> Official or certified copy of the decree absolute or nullity of marriage.</li> <li><input type="checkbox"/> Official or certified copy of the order of dissolution or nullity of civil partnership.</li> <li><input type="checkbox"/> Official or certified copy of an order of the court ending the home rights.</li> <li><input type="checkbox"/> A release of the home rights in writing by the spouse or civil partner having the benefit of those rights.</li> </ul> <p>C. <input type="checkbox"/> Any order under section 33(5) of the Family Law Act 1996 has ceased to have effect.</p>
<b>8</b>	<p><b>Application</b></p> <p>The applicant applies to cancel the home rights notice entered in the register of the above title.</p> <p>Where there is a notice in the register of an order of the court made under section 33(5) of the Family Law Act 1996 the applicant also applies to cancel that notice.</p>
<b>9</b>	<p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>

<b>Release of home rights</b>	
I (give full names)	
of (address)	
release my home rights in the property referred to in panel 3.	
Signed: .....	Date:

**Status:** Point in time view as at 04/01/2024.

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Land Registry  
 Notice to the registrar in respect of an  
 adverse possession application

NAP

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

	1 Title number(s) of the property:
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2 Property:
Enter the name(s) of the person(s) making the application for registration based on adverse possession.	3 The applicant:
Conveyancers should give their client's name followed by their own name and address for service.	4 Your name and address:
Place 'X' in the appropriate box(es). See Practice Guide 4 for further information.	5 <input type="checkbox"/> I consent to the registration of the applicant(s) <input type="checkbox"/> I require the registrar to deal with the application under paragraph 5 of Schedule 6 to the Land Registration Act 2002 <input type="checkbox"/> I object to the registration on the grounds stated in panel 6

**Status:** Point in time view as at 04/01/2024.

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<p>6 Give details of the grounds of your objection:</p>
<p>7 Signature of the person named in panel 4 or their conveyancer: .....</p> <p>Date:</p>

If a conveyancer is acting for the person named in panel 4, that conveyancer must sign. If no conveyancer is acting, the person(s) mentioned in panel 4 must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Land Registry  
Application for official copies of register/  
plan or certificate in Form CI

OC1

**Use one form per title.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Use a separate form for each registered title.

Place 'X' in the appropriate box.

1	Local authority serving the property:
2	Details of estate (a) Title number if known: (b) (Where the title number is unknown) this application relates to <input type="checkbox"/> freehold <input type="checkbox"/> leasehold <input type="checkbox"/> manor <input type="checkbox"/> franchise <input type="checkbox"/> caution against first registration <input type="checkbox"/> rentcharge <input type="checkbox"/> profit a prendre in gross
3	Property Flat/unit number: <hr/> Postal number or description: <hr/> Name of road: <hr/> Name of locality: <hr/> Town: <hr/> Postcode: <hr/>

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See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

If you are paying by credit account or direct debit, this will be the account charged.

Please note that the facility of issuing copies electronically is not available at present. When it is, a direction will appear on our website and details will be given in Public Guide 1 and Practice Guide 11. Until there is a direction, you do not need to complete this panel to obtain an official copy in paper format.

Official copies issued electronically are in 'Portable Document Format' (PDF) which replicates the appearance of the hard copy version. You will need Adobe Acrobat Reader (which you can install free from [www.adobe.com](http://www.adobe.com)) to open the document.

Place 'X' in the box if applicable.

Indicate how many copies of each are required.

Place 'X' in the appropriate box.

State reference, for example 'edged red'.

<b>4 Application and fee</b>		
Application	Total number of all copies or certificates requested in panel 7	Fee paid (£)
Official copy of register /plan or certificate of inspection of title plan		
Fee payment method		
<input type="checkbox"/> cheque made payable to 'Land Registry'		
<input type="checkbox"/> Land Registry credit account		
<input type="checkbox"/> direct debit, under an agreement with Land Registry		
<b>5 This application is sent to Land Registry by</b>		
Key number (if applicable): <input type="text"/>		
Name: Address or UK DX box number:		
Email address: Reference:		
Phone no:		Fax no:
<b>6 Issue of official copies in paper format where an email address has been supplied</b>		
If you have supplied an email address in panel 5, then, unless you complete the box below, any official copy will be issued electronically to that address, if there is a direction under section 100(4) of the Land Registration Act 2002 by the registrar covering such issuing.		
<input type="checkbox"/> I have supplied an email address but require the official copy(ies) to be issued in paper format instead of being issued electronically		
<b>7 I apply for</b>		
___ official copy(ies) of the register of the above mentioned property		
___ official copy(ies) of the title plan or caution plan of the above mentioned property		
___ certificate(s) of inspection of title plan, in which case either		
i. <input type="checkbox"/> an estate plan has been approved and the plot number is:		
or		
ii. <input type="checkbox"/> no estate plan has been approved and a certificate is to be issued in respect of the land shown on the attached plan and copy		

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Place 'X' in the appropriate box.

8	If an application for registration is pending against the title <input type="checkbox"/> I require an official copy back-dated prior to the receipt of the application <input type="checkbox"/> I require an official copy on completion of that application
9	Signature of applicant: _____ Date: _____

**WARNING**

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**Land Registry**  
Application for official copies of documents only

OC2

**The correct title must be quoted. Use one form per title.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

If you are paying by credit account or direct debit, this will be the account charged.

1	Local authority serving the property:				
2	Title number:				
3	Property:				
4	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> </thead> <tbody> <tr> <td>Official copies of documents</td> <td></td> </tr> </tbody> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Official copies of documents	
Application	Fee paid (£)				
Official copies of documents					
5	This application is sent to Land Registry by <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td>Key number (if applicable):</td> </tr> </table> Name: Address or UK DX box number:  Email address: Reference:	Key number (if applicable):			
Key number (if applicable):					
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:		
Phone no:	Fax no:				

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Official copies issued electronically are in 'Portable Document Format' (PDF) which replicates the appearance of the hard copy version. You will need Adobe Acrobat Reader (which you can install free from www.adobe.com) to open the document.

Place 'X' in the box if applicable.

Applications specifying 'All', 'Any' or such like, will be rejected.

Please supply as much detail as possible.

<b>6</b>	<p><b>Issue of official copies in paper format where an email address has been supplied</b></p> <p>If you have supplied an email address in panel 5, then, unless you complete the box below, any official copy will be issued electronically to that address, if there is a direction under section 100(4) of the Land Registration Act 2002 by the registrar covering such issuing.</p> <p style="text-align: center;"><input type="checkbox"/> I have supplied an email address but require the official copy(ies) to be issued in paper format instead of being issued electronically</p>																																							
<b>7</b>	<p>I apply for official copies of the documents listed below</p> <p style="text-align: center;">Documents which are referred to in the register of the above title</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Nature of document</th> <th style="width: 15%;">Date of document</th> <th style="width: 15%;">Title number under which it is filed</th> <th style="width: 20%;">No. of copies</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="text-align: center;">Documents which are not referred to in the register</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Nature of document</th> <th style="width: 20%;">Date of document, if known</th> <th style="width: 20%;">No. of copies</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Nature of document	Date of document	Title number under which it is filed	No. of copies																					Nature of document	Date of document, if known	No. of copies												
Nature of document	Date of document	Title number under which it is filed	No. of copies																																					
Nature of document	Date of document, if known	No. of copies																																						
<b>8</b>	<p>Signature of applicant: .....</p> <p>Date: .....</p>																																							

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**Land Registry**  
 Application by purchaser for official  
 search with priority of the whole of the  
 land in a registered title or a pending first  
 registration application

OS1

**Use one form per title.**

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Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Enter the title number of the registered estate or that allotted to the pending first registration.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Enter the full names. If there are more than two persons, enter the first two only.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 6.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

1	Local authority serving the property:				
2	Title number of the property:				
3	Property:				
4	Registered proprietor/Applicant for first registration  SURNAME/COMPANY NAME: FORENAME(S): SURNAME/COMPANY NAME: FORENAME(S):				
5	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> </thead> <tbody> <tr> <td>Official search of whole with priority</td> <td></td> </tr> </tbody> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Official search of whole with priority	
Application	Fee paid (£)				
Official search of whole with priority					

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If you are paying by credit account or direct debit, this will be the account charged.

Place 'X' in one box only.

For a search of a registered title enter a date falling within the definition of 'search from date' in rule 131 of the Land Registration Rules 2003. If the date entered is not such a date the application may be rejected.

Provide the full name(s) of each purchaser or lessee or chargee.

Place 'X' in the appropriate box.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (if more than one person then each) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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<b>6</b>	<p>This application is sent to Land Registry by</p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Phone no:</td> <td>Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
<b>7</b>	<p>Application and search from date</p> <p><input type="checkbox"/> I apply for a search of the individual register of a registered title to ascertain whether any adverse entry has been made in the register or day list since <input type="text"/></p> <p><input type="checkbox"/> I apply for a search in relation to a pending application for first registration to ascertain whether any adverse entry has been made in the day list since the date of the pending first registration application.</p>		
<b>8</b>	<p>The applicant:</p>		
<b>9</b>	<p>Reason for application</p> <p>I certify that the applicant intends to</p> <p><input type="checkbox"/> <b>P</b>urchase</p> <p><input type="checkbox"/> take a <b>L</b>ease</p> <p><input type="checkbox"/> take a registered <b>C</b>harge</p>		
<b>10</b>	<p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>		

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## Land Registry

Application by purchaser for official search with priority of part of the land in a registered title or a pending first registration application

# OS2

**Use one form per title.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Enter the title number of the registered estate or that allotted to the pending first registration.

Enter the full names. If there are more than two persons, enter the first two only.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

1	Local authority serving the property:				
2	Title number:				
3	Registered proprietor/Applicant for first registration  SURNAME/COMPANY NAME: FORENAME(S): SURNAME/COMPANY NAME: FORENAME(S):				
4	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> </thead> <tbody> <tr> <td>Official search of part with priority</td> <td></td> </tr> </tbody> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Official search of part with priority	
Application	Fee paid (£)				
Official search of part with priority					

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If you are paying by credit account or direct debit, this will be the account charged.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

A plan must be attached when (b) is completed.

Insert title number.

Provide the full name(s) of each purchaser or lessee or chargee.

Place 'X' in one box only.

For a search of a registered title enter a date falling within the definition of 'search from date' in rule 131 of the Land Registration Rules 2003. If the date entered is not such a date the application may be rejected.

Place 'X' in the appropriate box.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (if more than one person then each) must sign.

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	<p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p><b>6 Property to be searched:</b></p> <p>(a) Where an estate plan has been approved</p> <p>(i) the plot number(s) is/are <input type="text"/></p> <p>(ii) the date of approval of the estate plan is <input type="text"/></p> <p>OR</p> <p>(b) The property is shown <input type="text"/> on the attached plan.</p> <p>OR</p> <p>(c) The property is shown <input type="text"/> on the title plan of <input type="text"/></p>
	<p><b>7 The applicant:</b></p>
	<p><b>8 Application and search from date</b></p> <p><input type="checkbox"/> I apply for a search of the individual register of a registered title to ascertain whether any adverse entry has been made in the register or day list since <input type="text"/></p> <p><input type="checkbox"/> I apply for a search in relation to a pending application for first registration to ascertain whether any adverse entry has been made in the day list since the date of the pending first registration application.</p>
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Document Generated: 2024-06-22

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**Land Registry**  
Application for official search without  
priority of the land in a registered title

**OS3**

**Use one form per title.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Enter the title number of the registered estate or that allotted to the pending first registration.

Enter the full names. If there are more than two persons, enter the first two only.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

1	Local authority serving the property:				
2	Title number:				
3	Registered proprietor/Applicant for first registration  SURNAME/COMPANY NAME: FORENAME(S): SURNAME/COMPANY NAME: FORENAME(S):				
4	Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> <tr> <td>Official search without priority</td> <td></td> </tr> </table> <p>Fee payment method</p> <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Official search without priority	
Application	Fee paid (£)				
Official search without priority					

**Status:** Point in time view as at 04/01/2024.

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If you are paying by credit account or direct debit, this will be the account charged.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

A plan must be attached when (b) is completed.

Insert title number.

Provide full name(s) of the applicant(s) if other than the registered proprietor.

Place 'X' in one box only.

For a search of a registered title enter a date falling within the definition of 'search from date' in rule 131 of the Land Registration Rules 2003. If the date entered is not such a date the application may be rejected.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (if more than one person then each) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

	<p><b>5 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
	<p><b>6 Property to be searched:</b></p> <p><input type="checkbox"/> 6A – Search of whole</p> <p><input type="checkbox"/> 6B – Search of part</p> <p>(a) Where an estate plan has been approved</p> <p>(i) the plot number(s) is/are <input type="text"/></p> <p>(ii) the date of approval of the estate plan is <input type="text"/></p> <p>OR</p> <p>(b) The property is shown <input type="text"/> on the attached plan.</p> <p>OR</p> <p>(c) The property is shown <input type="text"/> on the title plan of <input type="text"/></p>		
	<p><b>7 The applicant:</b></p>		
	<p><b>8 Application and search from date</b></p> <p><input type="checkbox"/> I apply for a search of the individual register of a registered title to ascertain whether any adverse entry has been made in the register or day list since <input type="text"/></p> <p><input type="checkbox"/> I apply for a search in relation to a pending application for first registration to ascertain whether any adverse entry has been made in the day list since the date of the pending first registration application.</p>		
	<p><b>9</b></p> <p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>		

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Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



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**Land Registry**  
 Application for a personal inspection  
 under section 66 of the Land Registration  
 Act 2002

**PIC**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Use a separate form for each registered title.

Place 'X' in the appropriate box.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 5.

1	Local authority serving the property:				
2	Details of estate (a) Title number if known: (b) (Where the title number is unknown) this application relates to: <input type="checkbox"/> freehold <input type="checkbox"/> leasehold <input type="checkbox"/> manor <input type="checkbox"/> franchise <input type="checkbox"/> caution against first registration <input type="checkbox"/> rentcharge <input type="checkbox"/> profit a prendre in gross				
3	Property:				
4	Application and fee <table border="1" style="width: 100%;"> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> <tr> <td>Personal inspection</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Personal inspection	
Application	Fee paid (£)				
Personal inspection					

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If you are paying by credit account or direct debit, this will be the account charged.

Place 'X' in the appropriate box(es).

Please supply as much detail as possible.

5 This application is made by		
Key number (if applicable): <input type="text"/>		
Name: Address or UK DX box number:		
Email address: Reference:		
Phone no:	Fax no:	
6 I apply to inspect		
<input type="checkbox"/> the register <input type="checkbox"/> the title plan <input type="checkbox"/> the documents listed below		
Documents which are referred to in the register of the above title		
Nature of document	Date of document	Title number under which it is filed
Documents which are not referred to in the register		
Nature of document	Date of document, if known	
7		
Signature of applicant: .....		
Date: .....		

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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**Land Registry**  
Application for a search in the index of  
proprietors' names

PN1

Land Registry  
Plumer House  
Tailyour Road  
Crownhill  
Plymouth PL6 5HY  
  
DX 8299 Plymouth 3

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

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LAND REGISTRY USE ONLY  
Record of fees paid

Particulars of under/over payments

Reference number  
Fees debited £

See fees calculator at  
[www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 3.

Provide the full name(s) of the person(s) making the application.

If you are paying by direct debit, this will be the account charged.

1 Application and fee	
Application	Fee paid (£)
Search in the index of proprietors' names	
Fee payment method	
<input type="checkbox"/> cheque made payable to 'Land Registry'	
<input type="checkbox"/> Land Registry credit account	
<input type="checkbox"/> direct debit, under an agreement with Land Registry	
2 The applicant:	
3 This application is sent to Land Registry by	
Key number (if applicable):	
Name:	
Address or UK DX box number:	
Email address:	
Reference:	
Phone no:	Fax no:

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List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Enter the full name (in forename – surname order) of the person in respect of whom the search is to be made. Only one name per form – a separate form should be used in respect of any former or alternative name(s).

Every address that may have been entered in the register should be stated.

Place 'X' in the appropriate box.

Enclose evidence of death or a conveyancer's certificate to that effect.

State reasons.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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	<p><b>4 Documents lodged with this form:</b></p>
	<p><b>5 The applicant applies for a search to be made in the index of proprietors' names in respect of:</b></p>
	<p><b>6 Enter the address of the person named in panel 5:</b></p>
	<p><b>7 Entitlement to search</b>                  The applicant is  <input type="checkbox"/> searching against their own name  <input type="checkbox"/> searching against a company or other corporation aggregate  <input type="checkbox"/> a personal representative of name searched  <input type="checkbox"/> a trustee in bankruptcy of name searched  <input type="checkbox"/> otherwise interested generally within the meaning of rule 11(3) of the Land Registration Rules 2003:</p>
	<p><b>8</b>                  Signature of applicant(s)                  or their conveyancer: .....</p> <p>Date:</p>

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Land Registry  
Request for the production of documents

PRD1

A separate form must be completed for each person with control of the document(s) required for proceedings. If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

State the nature of the document(s) required, including date(s) and parties, if known and appropriate. Number the documents in sequence.

If a conveyancer is acting for the person making the request, that conveyancer must sign. If no conveyancer is acting, the person making the request (and if more than one person then each of them) must sign.

1	Local authority serving the property:
2	Title number(s) of the property:
3	Property:
4	Give full name(s) and address(es) (including postcode) of the person(s) requesting the registrar to require another person to produce (a) document(s) for the purposes of proceedings before the registrar:
5	Give full name and address (including postcode) of the person with control of the document(s) required for the proceedings:
6	Documents required:
7	Give the reason(s) the document(s) is/are required for the proceedings:
8	Signature of person making the request or their conveyancer: _____  Date: _____

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Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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Land Registry  
Notice to produce a document under section 75  
of the Land Registration Act 2002 and rule 201  
of the Land Registration Rules 2003

PRD2

To:

Title number(s):

IN THE MATTER of the application(s) for:

under title number(s):

You must produce:

to the registrar at:

on or before:

You are required to produce the document because:

**DO NOT IGNORE THIS NOTICE. IT IS ENFORCEABLE AS AN ORDER OF THE COURT.**

If you fail to produce the document as required, disobedience can be dealt with by contempt of court proceedings.

If you are aggrieved by the requirement to produce the document, you may appeal to a county court.

If you do not understand this notice, or are unsure of its meaning, you should seek legal advice.

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# Land Registry

## Application to enter a restriction

# RX1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Complete details of charge if appropriate.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	<p>Property:</p> <p>The restriction applied for is to affect</p> <p><input type="checkbox"/> the whole of the registered estate</p> <p><input type="checkbox"/> the part(s) of the registered estate as shown:</p> <p><input type="checkbox"/> the registered charge(s) dated _____ in favour of: _____</p>				
4	<p>Application and fee</p> <table border="1" style="width: 100%;"> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> <tr> <td>Entry of restriction</td> <td> </td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application	Fee paid (£)	Entry of restriction	
Application	Fee paid (£)				
Entry of restriction					



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List the documents lodged with this form. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to enter the restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

	<b>5 Documents lodged with this form:</b>
	<b>6 The applicant:</b>
	<b>7 This application is sent to Land Registry by</b> <input type="text" value="Key number (if applicable):"/> Name: Address or UK DX box number:  Email address: Reference:  Phone no: <input type="text"/> Fax no: <input type="text"/>

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You must place 'X' in only one box in this panel. See Practice Guide 19 if you are unsure which option you need to select.

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

Panel 11 must be completed or a separate consent enclosed.

List any supporting documents in panel 5 or on Form AP1 or DL (if used). Panel 11 must be completed or a separate consent enclosed.

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

8 The applicant is entitled to apply for a restriction because

**(A) Applicant is the registered proprietor**

The applicant is the registered proprietor of the estate/charge referred to in panel 3

**(B) Applicant is entitled to be registered as the proprietor**

Evidence of that entitlement accompanies this application

I am the applicant's conveyancer and certify that I am satisfied that the applicant is entitled to be registered as proprietor and that I hold the originals of the documents that contain evidence of the applicant's entitlement, or an application for registration of the applicant as proprietor is pending at Land Registry

**(C) Application made with the consent of the registered proprietor**

The relevant consent accompanies this application

I am the applicant's conveyancer and certify that I hold the relevant consent

**(D) Application made with the consent of person entitled to be registered as proprietor**

The relevant consent and evidence of that entitlement accompany this application

I am the applicant's conveyancer and I certify that the relevant consent accompanies this application.

I also certify that I am satisfied that the person consenting to this application is entitled to be registered as proprietor and that I hold the originals of the documents that contain evidence of that person's entitlement, or an application for registration of that person as proprietor is pending at Land Registry

I am the applicant's conveyancer and I certify that I hold the relevant consent.

I also certify that I am satisfied that the person consenting to this application is entitled to be registered as proprietor and that I hold the originals of the documents that contain evidence of that person's entitlement, or an application for registration of that person as proprietor is pending at Land Registry

**(E) Other evidence in support of applicant's claim**

None of the above statements applies but the applicant has the following sufficient interest in the making of the entry of the restriction applied for in panel 9

The applicant has made the statement in panel 12

I am the applicant's conveyancer and I certify as to the applicant's interest in panel 13

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Set out in full the wording of the restriction required. For standard form restrictions, also insert the reference letter(s) of the form. For non-standard form restrictions delete the words in square brackets. Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003. Further guidance is contained in Practice Guide 19.

You must set out the wording of the restriction in full, unless you are applying for a standard form of restriction that has no variable content.

You must include the address(es) for service where a standard form of restriction requires an address to be included or where any other restriction requires a consent or certificate to be provided, or notice to be served on the restrictioner. Each restrictioner may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

If the restriction refers to a registered company or limited liability partnership incorporated anywhere in the United Kingdom include the registered number (including any prefix) immediately after the name of the company. For an overseas company include the territory of incorporation and if its particulars are registered at Companies House, state the registered number in England and Wales.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

The conveyancer must sign if they have given one of the certificates referred to in panel 8.

See panel 8.

9 The applicant applies to enter a restriction [in standard form ] against the estate/charge referred to in panel 3 in the following words:

10

Signature of applicant or their conveyancer: .....

Date:

11

I/We consent to the entry of the restriction specified in panel 9 against the estate or charge referred to in panel 3.

Print full name

Signature

1.

1.

2.

2.

3.

3.

4.

4.



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## Land Registry

### Application for an order that a restriction be disapplied or modified

# RX2

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LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property for example, 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 6.

Provide the full name(s) of the person(s) applying to disapply or modify the restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:	
2	Title number(s) of the property:	
3	Property:	
4	Application and fee	
	Application	Fee paid (£)
	Disapplication or modification of restriction	
	Fee payment method	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	
5	The applicant:	

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Delete as appropriate. Insert date and, if applicable, the name(s) of person(s) named in the restriction.

Place 'X' in the appropriate box.

Insert date of charge and name of the proprietor of the charge.

The registrar may make such enquiries and serve such notices as he thinks fit before making any decision as to whether to make an order, and if so, what order to make. The applicant must produce such further evidence or information as the registrar requests.

Give details of:  
 - the disposition, or kind of dispositions, to be affected, and  
 - if the application is to modify the restriction, the modification requested.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 68 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

<b>6</b>	<p>This application is sent to Land Registry by</p> <p>Key number (if applicable): <input style="width: 150px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input style="width: 100px;" type="text"/> Fax no: <input style="width: 100px;" type="text"/></p>
<b>7</b>	<p>Application</p> <p>The applicant applies to <b>[disapply]</b> <b>[modify]</b> the restriction registered on _____ in favour of:</p> <p>against the title number(s) listed in panel 2 which relate(s) to</p> <p><input type="checkbox"/> the registered estate  <input type="checkbox"/> the registered charge dated _____ in favour of:</p>
<b>8</b>	<p>The applicant has a sufficient interest in the restriction and details of that interest are as follows:</p> <p>The applicant considers that the registrar should make the order for the following reason:</p>
<b>9</b>	<p>Details of application:</p>
<b>10</b>	<p>Signature of applicant or their conveyancer: _____</p> <p>Date:</p>

**Status:** Point in time view as at 04/01/2024.

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## Land Registry Application to cancel a restriction

# RX3

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property for example, 'land adjoining 2 Acacia Avenue'.



Currently no fee is payable for the cancellation of a restriction.

Provide the full name(s) of the person(s) applying to cancel the restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:						
2	Title number(s) of the property:						
3	Property:						
4	<table border="1" style="width: 100%;"> <tr> <th colspan="2">Application and fee</th> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Cancellation of restriction</td> <td> </td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application and fee		Application	Fee paid (£)	Cancellation of restriction	
Application and fee							
Application	Fee paid (£)						
Cancellation of restriction							
5	The applicant:						

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

<p>If you are paying by direct debit, this will be the account number.</p> <p>This is the address to which we will normally send applications and return documents. However, if you insert an email address, we will use this whenever possible.</p> <p>List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding parts on Form AP1 or 2. (If none) Copy documents should be kept ready for inspection. We will not accept a certified copy in lieu of the original. If a certified copy is not required, we may retain the original document and it may be destroyed.</p>	<p>6 This application is sent to Land Registry by</p> <p>Key number (if applicable):</p> <p>Name:</p> <p>Address or UK DX box number:</p> <p>Email address:</p> <p>Reference:</p> <p>Phone no.:</p> <p>Fax no.:</p>
	<p>7 Documents lodged with this form:</p>
<p>Insert date and, if applicable, the names of persons named in the restriction.</p> <p>Place 'X' in the appropriate box.</p> <p>Give a brief description of the part affected. For example 'subject to the attached plan'.</p> <p>Insert date of charge and name of the proprietor of the charge.</p> <p>Supporting evidence should be lodged to show the register that the restriction is no longer required.</p> <p>The register may require further evidence or information, and may make such enquiries and serve such notices as it thinks fit, before completing the application.</p>	<p>8 Application</p> <p>The applicant applies to cancel the restriction registered on</p> <p>in favour of</p> <p>against the title number(s) listed in panel 2. The application relates to</p> <p><input type="checkbox"/> the registered estate</p> <p><input type="checkbox"/> the part(s) of the registered estate as shown:</p> <p><input type="checkbox"/> the registered charge dated</p> <p>in favour of:</p>
	<p>9 State why the restriction is no longer required:</p>
<p>If a conveyancer is acting for the applicant, the applicant must complete the following:</p>	<p>10</p>  



**Status:** Point in time view as at 04/01/2024.

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**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

**Land Registry**  
Application to withdraw a restriction

**RX4**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

<b>LAND REGISTRY USE ONLY</b>
Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property for example, 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for withdrawing a restriction.

Provide the full name(s) of the person(s) applying to withdraw a restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

1	Local authority serving the property:						
2	Title number(s) of the property:						
3	Property:						
4	<table border="1"> <tr> <th colspan="2">Application and fee</th> </tr> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> <tr> <td>Withdrawal of restriction</td> <td></td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application and fee		Application	Fee paid (£)	Withdrawal of restriction	
Application and fee							
Application	Fee paid (£)						
Withdrawal of restriction							
5	<p>The applicant:</p> <p><b>For UK incorporated companies/LLPs</b> Registered number of company or limited liability partnership including any prefix:</p> <p><b>For overseas companies</b> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>						

**Status:** Point in time view as at 04/01/2024.

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Insert date and, if applicable, the name(s) of person(s) named in the restriction.

Place 'X' in the appropriate box and complete as necessary.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Insert date of charge and name of the proprietor of the charge.

You must place 'X' in only one box in this panel.

Panel 12 must be completed or a separate consent enclosed.

The registrar may call for additional consents, if it appears to the registrar that other persons have an interest in the restriction, and no one is specified in the restriction as a person who must consent to a disposition, give a certificate or receive notice.

	<p><b>6 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p><b>7 Documents lodged with this form:</b></p>
	<p><b>8 Application</b></p> <p>The applicant applies to withdraw the restriction registered on in favour of</p> <p>against the title number(s) listed in panel 2. The application relates to</p> <p><input type="checkbox"/> the registered estate <input type="checkbox"/> the part(s) of the registered estate as shown:</p> <p><input type="checkbox"/> the registered charge dated _____ in favour of:</p>
	<p><b>9 The applicant has an interest in the restriction and applies for the restriction to be withdrawn</b></p>
	<p><b>10 The applicant is entitled to apply for the withdrawal of the restriction because:</b></p> <p><b>(A) The applicant is the only person interested in or specified in the restriction</b></p> <p><input type="checkbox"/> The applicant believes that the applicant is the only person with an interest in the restriction. <input type="checkbox"/> The applicant is specified in the restriction as the person(s) who must consent to a disposition, give a certificate or receive notice.</p> <p><b>(B) The application is made with all required consents</b></p> <p><input type="checkbox"/> The required consents accompany this application. <input type="checkbox"/> I am the applicant's conveyancer and I certify that I hold all required consents.</p> <p>The required consents are the consent of every person specified in the restriction as a person who must consent to a disposition, give a certificate or receive notice, or, if there is no such person, the consent of all persons known to the applicant to have an interest in the restriction.</p>

**Status:** Point in time view as at 04/01/2024.

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If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

11	Signature of applicant or their conveyancer: .....
	Date:

Print full name.

If the restriction requires a specified person's consent or certificate, or notice to be served on a specified person, that person's consent must accompany this application. In all other cases, any person having an interest in the restriction must consent to the withdrawal and state the nature of their interest.

Print full name.

12	<b>Consent</b>  Name:  Signature:  Interest:   Name:  Signature:  Interest:   Name:  Signature:  Interest:
----	--

Print full name.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 138 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Application for noting the overriding priority of a statutory charge



If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

State reference, for example 'edged red'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 6.

Provide the full name(s) of the person(s) applying for the noting of the overriding priority. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:  The statutory charge affects <input type="checkbox"/> the whole of each registered estate <input type="checkbox"/> the part(s) of the registered estate(s) shown on the attached plan:				
4	Application and fee <table border="1" style="width: 100%;"> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> <tr> <td>Noting of priority of statutory charge</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Noting of priority of statutory charge	
Application	Fee paid (£)				
Noting of priority of statutory charge					
5	The applicant:				

**Status:** Point in time view as at 04/01/2024.

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

List the documents lodged with this form. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Place 'X' in the appropriate box and complete as necessary.

State the provision or other reason.

If there are two or more charges of the same date to the same lender, you must clearly identify which charge(s) priority is claimed over by including a number or other identifier for the charge in the first column.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

	<p><b>6 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>				
	<p><b>7 Documents lodged with this form:</b></p>				
	<p><b>8</b></p> <p><input type="checkbox"/> I certify that the statutory charge is already registered as entry number <input type="text"/> in the charges register</p> <p><input type="checkbox"/> I certify that the statutory charge has arisen and this is evidenced by: <input type="text"/></p>				
	<p><b>9 The applicant applies for an entry to be made in the register to show that a statutory charge referred to in panel 8 has priority over the charge(s) shown in panel 10. The statutory charge has priority by virtue of:</b></p>				
	<p><b>10 Identify the charge(s) over which priority is claimed</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Date of charge</th> <th style="width: 40%;">Lender</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Date of charge	Lender		
Date of charge	Lender				
	<p><b>11</b></p> <p>Signature of applicant or their conveyancer: _____</p> <p>Date: _____</p>				

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

**Land Registry**  
 Application to enter Form A restriction on severance of joint tenancy by agreement or notice

**SEV**

Form RX1 should be used for an application following severance in other circumstances.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office. Public Guide 18 deals specifically with joint property ownership.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

You must enter the title number(s) relating to the property otherwise we cannot accept the application.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for the entry of a Form A restriction.

Provide the full name(s) of the person(s) applying to enter the restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:				
4	Application and fee <table border="1" style="width: 100%;"> <tr> <th style="width: 60%;">Application</th> <th style="width: 40%;">Fee paid (£)</th> </tr> <tr> <td>Entry of Form A restriction</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Entry of Form A restriction	
Application	Fee paid (£)				
Entry of Form A restriction					
5	The applicant:				
6	This application is sent to Land Registry by Key number (if applicable): <input style="width: 150px;" type="text"/> Name: Address or UK DX box number:  Email address: Reference:  <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:		
Phone no:	Fax no:				

**Status:** Point in time view as at 04/01/2024.

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You must place 'X' in only one box in this panel.

If option (A) is chosen, all joint proprietors or their conveyancers must sign panel 9.

Although you do not need to lodge evidence of severance when all the registered proprietors are applying, the joint tenancy must have been severed before the Form A restriction is entered.

If you supply the original document and a certified copy, we shall assume that you request the return of the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Section 36(2) of the Law of Property Act 1925 allows one joint owner to serve a written notice on the other joint owners, severing their joint tenancy in equity. Section 196 of that Act, as modified by section 1 of the Recorded Delivery Service Act 1962, says how such a notice must be served.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

7	<p><b>Evidence of severance</b></p> <p><b>(A) Application is by all the registered proprietors</b></p> <p><input type="checkbox"/> All registered proprietors of the title number referred to in panel 2 are applying (no further evidence required).</p> <p><b>(B) Application is not by all the registered proprietors – severance is by document signed by all the registered proprietors</b></p> <p><input type="checkbox"/> The original or a certified copy of the document is enclosed.</p> <p><input type="checkbox"/> I am the applicant's conveyancer and I certify that I hold the original or a certified copy of the document.</p> <p><b>(C) Application is not by all the registered proprietors – notice of severance has been served</b></p> <p><input type="checkbox"/> The original or certified copy of the notice of severance and a signed acknowledgement of receipt by the other registered proprietors is enclosed.</p> <p><input type="checkbox"/> The original or certified copy of the notice of severance and my certificate is enclosed, confirming that the notice was given to the other registered proprietor(s), left at their last known place of abode or business in the UK or sent by registered post or recorded delivery service to them at their last known place of abode or business and not returned undelivered.</p> <p><input type="checkbox"/> I am the applicant's conveyancer and I certify that I hold the original notice of severance with an acknowledgement of receipt signed by the other registered proprietors.</p> <p><input type="checkbox"/> I am the applicant's conveyancer and I certify that I hold the original notice of severance, and that it was served on the other registered proprietors in accordance with sections 36(2) and 196 of the Law of Property Act 1925.</p>
8	<p><b>Application</b></p> <p>The applicant applies for the following restriction to be entered in the register of the above title(s):</p> <p>No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.</p>
9	<p><b>Signature of applicant or their conveyancer:</b> .....</p> <p><b>Date:</b></p>



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**Land Registry**  
Application for an official search of the  
index of relating franchises and manors

**SIF**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

The index of manors and relating franchises is arranged according to the same list of counties used for land charges registrations since 1998. In general, search under the name of the county or unitary authority, or, where appropriate, under 'Greater London' or the name of the former metropolitan county. For the complete list, see Practice Guide 63 Appendix C. You can search under more than one area.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 3.

If you are paying by direct debit, this will be the account charged.

<b>1</b>	My application is in respect of <input type="checkbox"/> manors <input type="checkbox"/> relating franchises in the following county(ies) and/or unitary authority(ies):				
<b>2</b>	Application and fee <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> </thead> <tbody> <tr> <td>Search of the index of relating franchises and manors</td> <td></td> </tr> </tbody> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Search of the index of relating franchises and manors	
Application	Fee paid (£)				
Search of the index of relating franchises and manors					
<b>3</b>	This application is sent to Land Registry by Key number (if applicable): <input style="width: 150px;" type="text"/> Name: Address or UK DX box number:  Email address: Reference:  <table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Phone no:</td> <td>Fax no:</td> </tr> </table>	Phone no:	Fax no:		
Phone no:	Fax no:				

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4	I apply for an official search of the index of relating franchises and manors
5	Signature of applicant: .....
	Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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**Land Registry**  
Application for an official search of the  
index map

**SIM**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

If no postal address insert description, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 4.

<b>1</b>	Local authority serving the property:				
<b>2</b>	Property to be searched				
	Flat/unit number:				
	Postal number or description:				
	Name of road:				
	Name of locality:				
	Town:				
	Postcode:				
	Ordnance Survey map reference (if known):				
	Known title number:				
<b>3</b>	Application and fee				
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 70%;">Application</th> <th style="width: 30%;">Fee paid (£)</th> </tr> </thead> <tbody> <tr> <td>Search of the index map</td> <td></td> </tr> </tbody> </table>	Application	Fee paid (£)	Search of the index map	
Application	Fee paid (£)				
Search of the index map					
	Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> Land Registry credit account <input type="checkbox"/> direct debit, under an agreement with Land Registry				

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If you are paying by direct debit, this will be the account charged.

Please note that the facility of issuing results electronically is not available at present. When it is, a direction will appear on our website and details will be given in Public Guide 1 and Practice Guide 10. Until there is a direction, you do not need to complete this panel to obtain an official copy in paper format.

Official copies issued electronically are in 'Portable Document Format' (PDF) which replicates the appearance of the hard copy version. You will need Adobe Acrobat Reader (which you can install free from www.adobe.com) to open the document.

Place 'X' in the box if applicable.

Any attached plan must contain sufficient details of the surrounding roads and other features to enable the land to be identified satisfactorily on the Ordnance Survey map. A plan may be unnecessary if the land can be identified by postal description.

<b>4</b>	<p>This application is sent to Land Registry by</p> <p>Key number (if applicable): <input style="width: 150px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border: 1px solid black; padding: 2px;">Phone no:</td> <td style="width: 40%; border: 1px solid black; padding: 2px;">Fax no:</td> </tr> </table>		Phone no:	Fax no:
Phone no:	Fax no:		
<b>5</b>	<p>Issue of certificate of result of search in paper format where an email address has been supplied</p> <p>If you have supplied an email address in panel 4, then, unless you complete the box below, any certificate of result of search of the index map will be issued electronically to that address, if there is a direction under section 100(4) of the Land Registration Act 2002 by the registrar covering such issuing.</p> <p><input type="checkbox"/> I have supplied an email address but require the certificate of result of search to be issued in paper format instead of being issued electronically</p>		
<b>6</b>	<p>I apply for an official search of the index map in respect of the land referred to in panel 2 shown <span style="float: right;">on</span> the attached plan <span style="float: right;">plan</span></p>		
<b>7</b>	<p>Signature of applicant: _____</p> <p>Date: _____</p>		

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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# Land Registry

## Statement of truth in support of an application for registration based upon adverse possession

# ST1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

Insert full name.

Insert full address.

Place 'X' in one box only.

This is for cases where the squatter is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the squatter.

Insert reasons and describe the relationship of the person making the statement to the person on whose behalf it is made. Enclose any relevant documentation (for example, office copy grant of probate).

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box(es) and complete the relevant statement.

State reference, for example 'edged red'.

Insert title number(s) if the land is already registered. If only part of a registered title is affected the affected land should be clearly identified on an attached plan or by means of an existing reference on the title plan.

Insert the dates the adverse possession started and finished. Any 'gaps' must be specified if the period is not continuous. Only include the period of adverse possession by the person making this statement or on whose behalf it is made.

	<p>1 I:</p> <p>of:</p> <p>make this statement in support of an application to Land Registry for registration based upon adverse possession.</p>
	<p>2 Status</p> <p>I am</p> <p><input type="checkbox"/> the person currently in adverse possession</p> <p><input type="checkbox"/> a person who was previously in adverse possession</p> <p><input type="checkbox"/> making this statement on behalf of:</p> <p>who is currently or was previously in adverse possession but who cannot make this statement for the following reasons:</p>
	<p>3 Property:</p> <p><input type="checkbox"/> The land is clearly identified on the attached plan and shown:</p> <p><input type="checkbox"/> The land is currently registered under title number(s):</p>
	<p>4 Period of adverse possession:</p>

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Insert details of the acts relied on as establishing the necessary factual possession and intention to possess. Include details of the use made of the land by the owner and others.

5 Acts of adverse possession:

Insert details of the extent, if any, to which the land has been and/or is enclosed by fences or other boundary features. Specify the nature of these features, who erected them and when, and by whom they have been maintained. If there is a gate, specify whether there is a lock for it and, if so, who has the key. If any previous boundary features have been removed, specify when, by whom and in what circumstances this was done.

6 Enclosure of the land:

Place 'X' in the appropriate box(es) and complete the statement if applicable.

7 Permission to possess

The possession has been

- without the consent, licence or permission of anyone at any time
- by virtue of the following consent, licence or permission, which has expired or determined:
  
- by virtue of the following consent, licence or permission:

Insert details of, for example, any tenancy or licence under which possession has been enjoyed, including the date of its expiry or determination.

Insert details.

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Insert name and address of any known freehold owner of the land or person thought to be the freehold owner (such as the person having the unregistered documentary title to the land or being the registered proprietor of registered land) and/or any tenants and/or mortgagees. If not known, please state this by inserting 'not known'. If the land is unregistered, copies of any title deeds or other relevant documentation should be lodged, if available.

Insert details of any past or present contact with the freehold owner of the land or person thought to be the freehold owner and/or any tenants and/or mortgagees, including dates. If none, please state this by inserting 'none'. If there has been any dispute concerning the adverse possession, insert details, including dates. Attach copies of all available correspondence or other documents relating to the contact or dispute.

Insert details of such property. Where the title to this other property is registered, please quote the relevant title number(s) and provide copies of the relevant pre-registration title deeds. Where the title to this other property is unregistered, please confirm whether this is freehold or leasehold and provide copies of the relevant title deeds.

Insert other relevant details, (if any).

<p>8 Details of any known freehold owner of the land or person thought to be the freehold owner and related persons:</p>
<p>9 Contact with freehold owner of the land and related persons:</p>
<p>10 Other property owned during the period referred to in panel 4 by the person making this statement or the person on behalf of whom this statement is made:</p>
<p>11 Other relevant details</p>

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Place 'X' in the box against each of the statements being made, and complete one or both of the final statements if they are being made. You must make the first three statements, otherwise your application may be cancelled.

Insert details of the facts.

Insert details of the facts.

Place 'X' in the box against each of the statements being made, and complete the final statement. You must make all these statements, and complete the final statement, otherwise your application may be cancelled.

Insert full details.

12 If the application is under paragraph 1 of Schedule 6 to the Land Registration Act 2002 AND you are the applicant

- Paragraph 1(3) of Schedule 6 to the Land Registration Act 2002 does not apply
- I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply
- I confirm that to the best of my knowledge the estate is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)
- Should a person given notice under paragraph 2 of Schedule 6 to the Land Registration Act 2002 require the application to be dealt with under paragraph 5 of that Schedule, the facts supporting my reliance on one or more of the conditions set out in that paragraph are as follows:

I am relying on paragraph 1(2) of Schedule 6 to the Land Registration Act 2002 and the facts supporting such reliance are as follows:

13 If the application is under paragraph 6 of Schedule 6 to the Land Registration Act 2002 AND you are the applicant

- Paragraph 6(2) of Schedule 6 to the Land Registration Act 2002 does not apply
- I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply
- I confirm that to the best of my knowledge the estate is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)
- The full details of the rejected application are as follows:



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If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

14 I believe that the facts and matters contained in this statement are true

Signature (of person making this statement): .....

Print full name:

Date:

Where the application is being made under Schedule 6 and the person making this statement, or on whose behalf it is made, is the applicant, the statement must be made not more than one month before the date of the application.

**WARNING**

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the Registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the Registrar considers it necessary or desirable to serve notice.

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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Land Registry  
Statement of truth in support of an  
application based upon adverse  
possession of a rentcharge

ST2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

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Insert full name.

Insert full address.

Place 'X' in one box only.

This is for cases where the squatter is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the squatter.

Insert reasons and describe the relationship of the person making the statement to the person on whose behalf it is made. Enclose any relevant documentation (for example, office copy grant of probate).

Place 'X' in the appropriate box and complete the relevant statement.

Insert address including postcode (if any) or other description of the property out of which the rentcharge issues, for example 'land adjoining 2 Acacia Avenue'.

Insert title number(s).

1	I:	
	of:	
		make this statement in support of an application to Land Registry based upon adverse possession of a rentcharge
2	Status	
	I am	
	<input type="checkbox"/>	the person currently in adverse possession of the rentcharge
	<input type="checkbox"/>	a person who was previously in adverse possession of the rentcharge
	<input type="checkbox"/>	making this statement on behalf of:
		who is currently or was previously in adverse possession but who cannot make this statement for the following reasons:
3	Details of the rentcharge	
	<input type="checkbox"/>	The rentcharge is registered under title number(s):
	<input type="checkbox"/>	The rentcharge is not registered

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Place 'X' in one of the two boxes.

Insert details of any formal apportionment and enclose relevant documentation.

Insert the dates the adverse possession started and finished. Any 'gaps' must be specified if the period is not continuous. Only include the period of adverse possession by the person making this statement or on whose behalf it is made.

Insert details of the acts relied on. Unless non-payment is being claimed, give details of all the payments of the rent to you or the person on whose behalf this statement is made (including amounts and dates), and details of the rent paid to anyone else.

Place 'X' in the appropriate box(es) and complete the statement if appropriate.

Insert details, including the date of expiry or determination.

Insert details.

Insert name and address of any known owner of the rentcharge or person thought to be the owner and/or mortgagees. If not known, please state this by inserting 'not known'. If the rentcharge is unregistered, copies of any title deeds or other relevant documentation should be lodged, if available.

4	<p><b>Apportionment</b></p> <p><input type="checkbox"/> The rentcharge does not affect other property</p> <p><input type="checkbox"/> The rentcharge was formally apportioned by:</p>
5	<p><b>Period of adverse possession of the rentcharge:</b></p>
6	<p><b>Acts of adverse possession of the rentcharge:</b></p>
7	<p><b>Permission to possess the rentcharge</b></p> <p>The possession of the rentcharge has been</p> <p><input type="checkbox"/> without the consent, licence or permission of anybody at any time</p> <p><input type="checkbox"/> by virtue of the following consent, licence or permission which has expired or determined:</p> <p><input type="checkbox"/> by virtue of the following consent, licence or permission:</p>
8	<p><b>Details of any known owner of the rentcharge or person thought to be the owner and related persons:</b></p>

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Insert details of any past or present contact with the owner of the rentcharge or person thought to be the owner and/or mortgagees of that person, including dates. If none, please state this by inserting 'none'. If there has been any dispute concerning the adverse possession, insert details, including dates. Attach copies of all available correspondence or other documents relating to the contact or dispute.

Insert other relevant details, (if any).

Place 'X' in the box against each of the statements being made, and complete the final statement if it is being made. You must make the first four statements, otherwise your application may be cancelled.

Insert details of the facts.

	<p><b>9 Contact with owner of the rentcharge and related persons</b></p>
	<p><b>10 Other relevant details</b></p>
	<p><b>11 If the application is under paragraph 1 of Schedule 6 to the Land Registration Act 2002 (as applied to rentcharges by rule 191 of, and Schedule 8 to, the Land Registration Rules 2003) AND you are the applicant</b></p> <p><input type="checkbox"/> Paragraph 1(2) of Schedule 6 to the Land Registration Act 2002 does not apply</p> <p><input type="checkbox"/> I confirm that that the proprietor of the registered rentcharge has not re-entered the land out of which the rentcharge issues</p> <p><input type="checkbox"/> I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply</p> <p><input type="checkbox"/> I confirm that to the best of my knowledge the rentcharge is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)</p> <p><input type="checkbox"/> Should a person given notice under paragraph 2 of Schedule 6 to the Land Registration Act 2002 require the application to be dealt with under paragraph 5 of that Schedule, the facts supporting my reliance on one or both of the conditions set out in that paragraph are as follows:</p>

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Place 'X' in the box against each of the statements being made, and complete the final statement if it is being made. You must make the first four statements, otherwise your application may be cancelled.

Place 'X' in the box against each of the statements being made, and complete the final statement. You must make all these statements, and complete the final statement, otherwise your application may be cancelled.

Insert full details.

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

Where the application is being made under Schedule 6 and the person making this statement, or on whose behalf it is made, is the applicant, the statement must be made not more than one month before the date of the application.

**WARNING**

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the registrar considers it necessary or desirable to serve notice.

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

12	<p>If the application is under paragraph 6 of Schedule 6 to the Land Registration Act 2002 (as applied to rentcharges by rule 191 of, and Schedule 8 to, the Land Registration Rules 2003) AND you are the applicant</p> <p><input type="checkbox"/> Paragraph 6(2) of Schedule 6 to the Land Registration Act 2002 does not apply</p> <p><input type="checkbox"/> I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply</p> <p><input type="checkbox"/> I confirm that to the best of my knowledge the rentcharge is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)</p> <p><input type="checkbox"/> I confirm that that the proprietor of the registered rentcharge has not re-entered the land out of which the rentcharge issues</p> <p><input type="checkbox"/> The full details of the rejected application are as follows:</p>
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13	<p>I believe that the facts and matters contained in this statement are true</p> <p>Signature (of person making this statement): .....</p> <p>Print full name:</p> <p>Date:</p>
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**Status:** Point in time view as at 04/01/2024.

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**Land Registry**  
Statement of truth in support of an application for registration of land based upon lost or destroyed title deeds



If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

<p>Insert full name.</p> <p>Insert full address.</p> <p>Place 'X' in one box only.</p> <p>This is for cases where the legal owner is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the legal owner.</p> <p>Please specify and enclose any relevant documentation (for example, office copy grant of probate).</p> <p>See note above.</p> <p>Insert postal address including postcode. If no postal address insert description, such as 'land adjoining 2 Acacia Avenue'. Unless the land is shown with fully defined features on the Ordnance Survey map you must provide a plan showing the extent of the land comprised in the lost or destroyed title deeds. Place 'X' in the box, if appropriate, and state the reference, for example 'edged red'.</p> <p>Place 'X' in the appropriate box(es).</p> <p>Please specify term.</p> <p>Please specify.</p>	<p><b>1</b> I:</p> <p>of:</p> <p>make this statement in support of an application to Land Registry for first registration of an estate, the title deeds having been lost or destroyed.</p> <hr/> <p><b>2</b> Status of person making this statement</p> <p>I am</p> <p><input type="checkbox"/> the legal owner of the estate (other than as personal representative)</p> <p><input type="checkbox"/> making this statement on behalf of:</p> <p>who is currently or was previously the legal owner but who cannot make this statement for the following reasons:</p> <p><input type="checkbox"/> other:</p> <hr/> <p><b>3</b> Description of the land:</p> <p><input type="checkbox"/> The land is clearly identified on the attached plan and shown:</p> <hr/> <p><b>4</b> Type of application</p> <p><input type="checkbox"/> First registration of freehold estate in land</p> <p><input type="checkbox"/> First registration of leasehold estate in land, the term being years from:</p> <p><input type="checkbox"/> Other:</p>
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Insert details of date and circumstances in which the estate was acquired by the current legal owner or (where the current legal owner is a personal representative) by the deceased previous legal owner.

Insert details of the person or body having custody of the deeds and where the deeds were being held at the time of their loss or destruction.

Insert details of circumstances in which the deeds were being held (for example whether they were held for safekeeping or as security for money owing or under a lien).

Insert details of date, place and circumstances in which the deeds were lost or destroyed.

Insert details of searches, enquiries and any other efforts made to recover the deeds. Attach copies of any available correspondence or other relevant documents relating to this.

Place 'X' in one box only, and complete the statement if applicable.

Insert details and confirm whether the incumbrance is still subsisting and, if it is not, provide evidence to establish its repayment or discharge.

	5 Period of ownership of the estate:
	6 Who had possession of the deeds and where they were held when lost or destroyed:
	7 Why the person in possession had custody of the deeds:
	8 When, where and how the loss or destruction occurred:
	9 What steps have been taken to recover the deeds:
	10 Mortgages, charges or liens etc I confirm that at the time of the loss or destruction of the deeds <input type="checkbox"/> the legal owner had not created, nor was there otherwise subsisting, any mortgage, charge or lien on the land nor had the deeds been deposited with any person, firm or body as security for money <input type="checkbox"/> the legal owner had created, or there was otherwise subsisting, the following mortgage, charge or lien on the land or the deeds had been deposited with the following person, firm or body as security for money:

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Insert details of the rights exercised by the legal owner or (where the current legal owner is a personal representative) by the deceased previous legal owner. Where the estate is an estate in land, include details of the actual occupation of the land and the receipt of any rents and profits. Where it is a rentcharge, specify the payments made, payer, payee, amounts and dates. Lodge any available evidence, such as rent books or receipts. Detail any third party rights or claims which may exist.

Complete this panel if copy deeds and/or other documents are available in support of the application and attach the copies to this statement – otherwise proceed to panel 13.

Insert details.

Please see Practice Guide 2 for further details of Land Registry requirements.

Insert any other relevant details, (if any).

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

**WARNING**

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the registrar considers it necessary or desirable to serve notice.

	<p><b>11 Rights exercised by the legal owner and third party rights or claims:</b></p>
	<p><b>12 Reconstruction of title</b></p> <p>I confirm that</p> <p><input type="checkbox"/> the attached copy deeds and/or other documents have been obtained from:</p> <p><input type="checkbox"/> at the time of the estate being acquired by the current legal owner or (where the current legal owner is a personal representative) by the deceased previous legal owner, the title had been investigated in the normal way</p> <p><input type="checkbox"/> the conveyance, transfer or assignment to the current legal owner or (where the current legal owner is a personal representative) to the deceased previous legal owner, and any mortgage, were properly executed and, where appropriate, adequately stamped</p>
	<p><b>13 Entitlement to apply for registration</b></p> <p>I confirm that the applicant is entitled to apply for registration as the legal estate is vested in them (or they have the right to require the legal estate to be vested in them)</p>
	<p><b>14 Evidence of identity</b></p> <p>The appropriate evidence of identity (where necessary) is attached</p>
	<p><b>15 Other relevant details</b></p>
	<p><b>16 I believe that the facts and matters contained in this statement are true</b></p> <p>Signature (of person making this statement): .....</p> <p>Print full name:</p> <p>Date:</p>



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If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Land Registry  
Statement of truth in support of an  
application for registration and/or  
noting of a prescriptive easement

ST4

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

Insert full name.

Insert full address.

Place 'X' in one box only.

This is for cases where the legal owner is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the legal owner.

Please specify and enclose any relevant documentation.

See note above.

Place 'X' in one box only.

If applying for entry of a unilateral notice, do not use this form - please use form UN1 instead.

	<p>1 I:</p> <p>of:</p> <p>make this statement in support of an application to Land Registry for registration and/or noting of an easement based upon prescription.</p>
	<p>2 Status of person making this statement</p> <p>I am</p> <p><input type="checkbox"/> the legal owner of the benefiting land (other than as personal representative)</p> <p><input type="checkbox"/> making this statement on behalf of:</p> <p>who is currently or was previously the legal owner of the benefiting land but who cannot make this statement for the following reasons:</p> <p><input type="checkbox"/> other:</p>
	<p>3 Type of application</p> <p><input type="checkbox"/> Registration of benefit of an easement – benefiting land is registered and burdened land is unregistered</p> <p><input type="checkbox"/> Registration of benefit of easement and entry of notice of burden – benefiting land is registered and burdened land is registered</p> <p><input type="checkbox"/> Entry of notice of burden of easement – burdened land is registered and benefiting land is unregistered</p>
	<p>4 Title number(s) of the benefiting land (if registered):</p>

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Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

If the benefit of the easement is claimed in relation to unregistered land or part only of the land in the claimant's registered title(s), you must identify the benefiting land by attaching a plan showing the relevant land or (if appropriate) by referring to an existing reference on the title plan.

Place 'X' in the appropriate box(es) and complete the first statement if appropriate.

Enter reference, for example 'edged red'.

If the benefiting land is unregistered, enclose any copy title deeds, if available.

5 Description of the benefiting land:

The land is clearly identified on the attached plan and shown:

The land is unregistered and is comprised in the copy title deeds enclosed

6 Title number(s) of the burdened land (if registered):

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

If the easement affects unregistered land or part only of the land in one or more registered titles, you must identify the burdened land by attaching a plan showing the relevant land or (if appropriate) by referring to an existing reference on the title plan.

Place 'X' in the appropriate box(es) and complete the first statement if appropriate.

Enter reference, for example 'edged red'.

If the burdened land is unregistered, enclose any copy title deeds, if available.

7 Description of the burdened land:

The land is clearly identified on the attached plan and shown:

The land is unregistered and is comprised in the copy title deeds enclosed

Insert name and address of any known freehold owner of the land or person thought to be the freehold owner, such as the person having the unregistered documentary title to the land or being the registered proprietor of registered land, and/or any tenants and/or mortgagees. If not known, please state this by inserting 'not known'.

8 Identity of the freehold owner of the burdened land or person thought to be the owner and related persons:

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Describe the easement claimed to have been acquired by prescription as it might be described in the register. For example, 'a right of way with or without vehicles for the benefit of [describe benefiting land] over [describe burdened land].'

Insert details of the facts relied on to support the claim that an easement has been acquired by prescription.

Insert details of date and circumstances in which the user in panel 10 started and finished. Any 'gaps' must be specified if the period is not continuous.

Place 'X' in one box only and complete the relevant statement if appropriate.

Insert details, including dates, and attach any available correspondence or other relevant documentation.

If you place 'X' in the second box you are unlikely to establish a claim to the easement by prescription.

Insert details of any past or present contact with the owner of the burdened land or person thought to be the owner and/or any tenants and/or mortgagees of that land, including dates. If none, please state this by inserting 'none'. If there has been any dispute concerning the claimed right, please provide details, including dates. Attach copies of all available correspondence or documents relating to the contact or dispute.

Insert other relevant details, (if any).

	9 Easement claimed:
	10 Details of user:
	11 Period of user:
	12 User without force, secrecy or permission I confirm that <input type="checkbox"/> to the best of my knowledge and belief, the user has always been exercised without force, secrecy or permission <input type="checkbox"/> the user has not always been exercised without force, secrecy or permission because:
	13 Contact with freehold owner of the burdened land and related persons:
	14 Other relevant details

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If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

15 I believe that the facts and matters contained in this statement are true

Signature (of person making this statement): .....

Print full name:

Date:

**WARNING**

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the registrar considers it necessary or desirable to serve notice.

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Land Registry  
Transfer of part of registered title(s)

# TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

	1 Title number(s) out of which the property is transferred:
	2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
	3 Property:  The property is identified <input type="checkbox"/> on the attached plan and shown:  <input type="checkbox"/> on the title plan(s) of the above titles and shown:
	4 Date:
	5 Transferor:  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:
	6 Transferee for entry in the register:  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:
	7 Transferee's intended address(es) for service for entry in the register:



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Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other



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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

# Land Registry

## Transfer of part of registered title(s) under power of sale

# TP2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) out of which the property is transferred:
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>The property is identified</p> <p><input type="checkbox"/> on the attached plan and shown:</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	Date of charge:
6	<p>Transferor:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
7	<p>Transferee for entry in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
8	Transferee's intended address(es) for service (including postcode) for entry in the register:



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Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

#### 14 Execution

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 68 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Land Registry  
Transfer of whole of registered title(s)

# TR1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

	1 Title number(s) of the property:
	2 Property:
	3 Date:
	4 Transferor:
	<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
	5 Transferee for entry in the register:
	<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
	6 Transferee's intended address(es) for service for entry in the register:
	7 The transferor transfers the property to the transferee

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

<b>8</b> Consideration
<input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):
<input type="checkbox"/> The transfer is not for money or anything that has a monetary value
<input type="checkbox"/> Insert other receipt as appropriate:

Place 'X' in any box that applies.

Add any modifications.

<b>9</b> The transferor transfers with
<input type="checkbox"/> full title guarantee
<input type="checkbox"/> limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

<b>10</b> Declaration of trust. The transferee is more than one person and
<input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants
<input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares
<input type="checkbox"/> they are to hold the property on trust:

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

<b>11</b> Additional provisions
---------------------------------

**Status:** Point in time view as at 04/01/2024.

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

12 Execution

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



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Land Registry  
Transfer of whole of registered title(s)  
under power of sale

TR2

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

	1 Title number(s) of the property:
	2 Property:
	3 Date:
	4 Date of charge:
	5 Transferor:
	<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
	6 Transferee for entry in the register:
	<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
	7 Transferee's intended address(es) for service for entry in the register:
	8 In exercise of the power of sale conferred by the charge, the transferor transfers the property to the transferee

**Status:** Point in time view as at 04/01/2024.

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Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

	<p><b>9 Consideration</b></p> <p><input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
	<p><b>10 The transferor transfers with</b></p> <p><input type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
	<p><b>11 Declaration of trust. The transferee is more than one person and</b></p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
	<p><b>12 Additional provisions</b></p>

**Status:** Point in time view as at 04/01/2024.

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Land Registry  
Transfer of a charge or portfolio of charges

# TR4

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Where the title to a property is registered, insert the title number(s) in column 1, otherwise no action will be taken in respect of the charge.

Where the title to a property is unregistered, insert 'U' in column 1 unless it is the subject of a pending first registration in which case insert the title number in column 1.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 2.

Insert the date of each charge being transferred in column 3.

1	Title number of the property	Property	Date of transferor's charge
2 Date:			
3 Transferor:			
<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>			
4 Transferee for entry in the register:			
<p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>			
5 Transferee's intended address(es) for service for entry in the register:			

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

**Status:** Point in time view as at 04/01/2024.

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Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 9.

Place 'X' in any box that applies.

Add any modifications.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

6	The transferor transfers the charge(s) referred to in panel 1 to the transferee
7	Consideration <input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
8	The transferor transfers with <input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
9	Additional provisions

**Status:** Point in time view as at 04/01/2024.

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

**10 Execution**

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**Status:** Point in time view as at 04/01/2024.

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Land Registry  
Transfer of portfolio of titles  
(whole or part)

# TR5

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1 Title number of the property	(W) or (P)	Property	Other information
2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3 Date:			
4 Transferor:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:			
5 Transferee for entry in the register:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:			

**Status:** Point in time view as at 04/01/2024.

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Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

<b>6</b>	Transferee's intended address(es) for service for entry in the register:
<b>7</b>	The transferor transfers the property in panel 1 to the transferee
<b>8</b>	<b>Consideration</b> <input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):  <input type="checkbox"/> The transfer is not for money or anything that has a monetary value  <input type="checkbox"/> Insert other receipt as appropriate:
<b>9</b>	<b>The transferor transfers with</b> <input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
<b>10</b>	<b>Declaration of trust. The transferee is more than one person and</b> <input type="checkbox"/> they are to hold the Property on trust for themselves as joint tenants  <input type="checkbox"/> they are to hold the Property on trust for themselves as tenants in common in equal shares  <input type="checkbox"/> they are to hold the Property on trust:
<b>11</b>	<b>Additional provisions</b>  <b>Definitions:</b>



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Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Include words of covenant.

Include words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Rights granted for the benefit of the property

Rights reserved for the benefit of other land

Restrictive covenants by the transferee

Restrictive covenants by the transferor:

Other

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (e.g. for a restriction), it must also be executed by the transferee.

12 Execution

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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Land Registry  
Application to enter a unilateral notice

UN1

To enter an agreed notice use Form AN1. To enter a notice to protect home rights use Form HR1.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box and complete as necessary.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Complete details of charge if appropriate.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:  The interest to be protected by the unilateral notice affects <input type="checkbox"/> the whole of the registered estate <input type="checkbox"/> part of the registered estate as shown:  <input type="checkbox"/> the registered charge dated _____ in favour of: _____				
4	Application and fee <table border="1"> <tr> <td>Application</td> <td>Fee paid (£)</td> </tr> <tr> <td>Entry of unilateral notice</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Entry of unilateral notice	
Application	Fee paid (£)				
Entry of unilateral notice					

**Status:** Point in time view as at 04/01/2024.

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List the documents lodged with this form. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying for entry of the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Each applicant may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Complete this panel and either panel 11 or panel 12.

Place 'X' in the appropriate box and complete as necessary. See Practice Guide 19 if you are unsure which option you need to select.

	<p><b>5 Documents lodged with this form:</b></p>
	<p><b>6 The applicant:</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
	<p><b>7 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p><b>8 Address(es) for service of each applicant. The address(es) will be entered in the register and used for correspondence and the service of notice:</b></p>
	<p><b>9 The applicant as beneficiary applies for the entry of a unilateral notice against the title(s) referred to in panel 2</b></p>
	<p><b>10 Entitlement to apply</b></p> <p>The applicant has an interest in the property as set out in the statement in panel 11 or the conveyancer's certificate in panel 12 and</p> <p><input type="checkbox"/> The applicant has made the statement in panel 11</p> <p><input type="checkbox"/> The certificate in panel 12 has been completed by a conveyancer on behalf of the applicant</p>

**Status:** Point in time view as at 04/01/2024.

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Set out the nature of the beneficiary's interest.

Complete this panel if a conveyancer is not lodging the application. If a conveyancer is lodging the application, the conveyancer may either complete panel 12 and leave this panel blank, or arrange for the applicant to complete this panel.

See the warnings at the end of this form.

11 The applicant is interested in the property described in panel 3 as:

The interest described above is neither a public right nor a customary right.

Signature of applicant: .....



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## Land Registry Application to remove a unilateral notice

# UN2

**A registered proprietor (or person entitled to be registered as such) wishing to cancel a unilateral notice registered against his or her title should use Form UN4.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving the property, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

State date of notice (as set out in the register in brackets at the beginning of the notice) and the full names of each person entered in the register as the beneficiary or beneficiaries of the notice to be removed. If there is more than one notice registered by the same person(s) on the same day, please specify which one the application relates to.

Currently no fee is payable for the removal of a unilateral notice.

1	Local authority serving the property:					
2	Title number(s) of the property:					
3	Property:					
4	Details of the unilateral notice to be removed  Notice registered on:  Beneficiary:					
5	Application and fee <table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Removal of unilateral notice</td> <td></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry		Application	Fee paid (£)	Removal of unilateral notice	
Application	Fee paid (£)					
Removal of unilateral notice						

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List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to remove the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate boxes.

Lodge evidence of appointment.

Lodge evidence of appointment.

State reference, for example 'edged red'.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

	<p><b>6 Documents lodged with this form:</b></p>
	<p><b>7 The applicant:</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:</p>
	<p><b>8 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p><b>9 Entitlement to apply</b></p> <p>The applicant is entitled to apply for the removal of the unilateral notice as the</p> <p><input type="checkbox"/> beneficiary of the notice</p> <p><input type="checkbox"/> personal representative of the beneficiary of the notice</p> <p><input type="checkbox"/> trustee in bankruptcy of the beneficiary of the notice</p> <p>and applies to remove</p> <p><input type="checkbox"/> the unilateral notice referred to in panel 4</p> <p><input type="checkbox"/> the unilateral notice referred to in panel 4 as to the part of the registered estate shown on the attached plan</p>
	<p><b>10 Signature of applicant or their conveyancer: .....</b></p> <p>Date:</p>



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**Land Registry**  
Application to be registered as beneficiary  
of an existing unilateral notice

**UN3**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

1	Local authority serving the property:	
2	Title number(s) of the property:	
3	Property:	
4	Application and fee	
	Application	Fee paid (£)
	Registration as beneficiary of existing unilateral notice	
	Fee payment method	
	<input type="checkbox"/> cheque made payable to 'Land Registry'	
	<input type="checkbox"/> direct debit, under an agreement with Land Registry	
5	Documents lodged with this form:	

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Provide the full name(s) of the person(s) applying to be registered as beneficiary. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Each applicant may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Give date.

Give full name of beneficiary as entered in the register.

There is provision in panel 13 for the existing registered beneficiary to consent to the application.

Place 'X' in the appropriate box.

<b>6</b>	<p><b>The applicant:</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:</p>		
<b>7</b>	<p><b>This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input style="width: 150px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Phone no:</td> <td style="width: 50%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
<b>8</b>	<p><b>Address(es) for service of each applicant as new beneficiary. The address(es) will be entered in the register and used for correspondence and the service of notice:</b></p>		
<b>9</b>	<p><b>This application relates to the unilateral notice registered on</b></p> <p><b>in favour of:</b></p>		
<b>10</b>	<p><b>The applicant as new beneficiary applies to be entered in the register</b></p> <p><input type="checkbox"/> in place of <input type="checkbox"/> in addition to the existing registered beneficiary</p>		

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	<p>11 Give details of how the applicant has become entitled to the interest protected by the notice (for example, as the result of a transfer, statutory vesting etc.):</p>										
<p>If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.</p>	<p>12 Signature of applicant or their conveyancer: _____ Date:</p>										
<p>If applicable.</p> <p>Place 'X' in the appropriate box.</p>	<p>13 Consent I/We, the existing registered beneficiary, hereby consent to the applicant being registered as beneficiary of the unilateral notice referred to in panel 9.</p> <p><input type="checkbox"/> in place of [me] [us] <input type="checkbox"/> in addition to [me] [us]</p> <table border="0"><thead><tr><th>Print full name</th><th>Signatures</th></tr></thead><tbody><tr><td>1.</td><td>1.</td></tr><tr><td>2.</td><td>2.</td></tr><tr><td>3.</td><td>3.</td></tr><tr><td>4.</td><td>4.</td></tr></tbody></table>	Print full name	Signatures	1.	1.	2.	2.	3.	3.	4.	4.
Print full name	Signatures										
1.	1.										
2.	2.										
3.	3.										
4.	4.										

**WARNING**  
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 86 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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# Land Registry

## Application for the cancellation of a unilateral notice by a person who is (or is entitled to be) the registered proprietor

# UN4

**A registered beneficiary of a unilateral notice (or his personal representative or trustee in bankruptcy) wishing to apply for the removal of the notice must use Form UN2.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

"Conveyancer" is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

State date of notice (as set out in the register in brackets at the beginning of the notice) and the full names of each person entered in the register as the beneficiary or beneficiaries of the notice to be cancelled. If there is more than one notice registered by the same person(s) on the same day, please specify which one the application relates to.

Currently no fee is payable for cancellation of a unilateral notice.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:				
4	<p>The applicant applies to cancel</p> <p><input type="checkbox"/> the unilateral notice</p> <p><input type="checkbox"/> the unilateral notice as to the part shown:</p> <p>registered on</p> <p>in the name of the following beneficiary or beneficiaries:</p>				
5	<p>Application and fee</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Cancellation of a unilateral notice</td> <td></td> </tr> </table> <p>Fee payment method</p> <p><input type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>	Application	Fee paid (£)	Cancellation of a unilateral notice	
Application	Fee paid (£)				
Cancellation of a unilateral notice					

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List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or Form DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying for the cancellation of a unilateral notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

You must place 'X' in one box only in this panel. An applicant applying for themselves should select one of the first two options only.

List any supporting documents in panel 6 or on Form AP1 or DL (if used).

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

	<p><b>6 Documents lodged with this form:</b></p>
	<p><b>7 The applicant:</b></p>
	<p><b>8 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <p>Phone no: <input type="text"/> Fax no: <input type="text"/></p>
	<p><b>9 Status of applicant</b></p> <p><input type="checkbox"/> The applicant is the registered proprietor of the estate/charge affected by the above unilateral notice.</p> <p><input type="checkbox"/> The applicant is the person entitled to be registered as the proprietor of the estate/charge affected by the above unilateral notice and evidence of that entitlement accompanies this application.</p> <p><input type="checkbox"/> I am the applicant's conveyancer and certify that I am satisfied that the applicant is entitled to be registered as the proprietor of the estate/charge to which the unilateral notice referred to in panel 4 relates.</p>
	<p><b>10</b></p> <p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>

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# Land Registry

## Application for upgrading of title

# UT1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or Form DL (if used). Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

1	Local authority serving the property:												
2	Title number(s) of the property:												
3	Property:												
4	<table border="1" style="width: 100%;"> <tr> <td colspan="2">Application and fee</td> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Upgrade of title</td> <td> </td> </tr> <tr> <td colspan="2">Fee payment method</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> cheque made payable to 'Land Registry'</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> direct debit, under an agreement with Land Registry</td> </tr> </table>	Application and fee		Application	Fee paid (£)	Upgrade of title		Fee payment method		<input type="checkbox"/> cheque made payable to 'Land Registry'		<input type="checkbox"/> direct debit, under an agreement with Land Registry	
Application and fee													
Application	Fee paid (£)												
Upgrade of title													
Fee payment method													
<input type="checkbox"/> cheque made payable to 'Land Registry'													
<input type="checkbox"/> direct debit, under an agreement with Land Registry													
5	Documents lodged with this form:												



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You must place 'X' in only one box in this panel.

You should enclose any consents of chargees of reversionary titles and/or of superior lessor's landlord that you have. If you do not lodge these, we will place entries on the register to reflect this.

Section 131 of the Land Registration Act 2002 sets out the circumstances in which land will be treated as being in the possession of the proprietor.

Only applicable if the applicant is not the registered proprietor.

Give full names and explain the applicant's relationship with the person(s) in possession, for example The applicant is the landlord under the lease dated..... referred to in the charges register of the above title and registered under title number.....and the person in possession is tenant under the lease and the registered proprietor of title number.....

You must be able to make this statement or the application will be cancelled.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 68 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 138 of the Land Registration Rules 2003.

<p><b>10</b> Basis of application</p> <p><b>(A)</b> Freehold – application to convert possessory or qualified freehold to absolute title (not based on the land being registered for at least 12 years and the proprietor being in possession of the land)</p> <p><input type="checkbox"/> Documents of title to support this application are enclosed</p> <p><b>(B)</b> Leasehold – application to convert good leasehold to absolute leasehold title</p> <p><input type="checkbox"/> Documents of title to any unregistered superior title to support this application are enclosed, (including any required consents of chargees and/or superior landlord)</p> <p><input type="checkbox"/> Any immediately superior title is registered with absolute title</p> <p><b>(C)</b> Freehold or leasehold – application to convert possessory to absolute title where 12 years has elapsed since registration</p> <p>The requirement of possession under sections 62(4) and (5) of the Land Registration Act 2002 is satisfied as follows:</p> <p><input type="checkbox"/> The applicant is in physical possession of the land in the above title</p> <p><input type="checkbox"/> The registered proprietor is in physical possession of the land in the above title</p> <p><input type="checkbox"/> The following person(s) is/are in possession of the land in the above title:</p>
<p><b>11</b> Confirmation of no adverse claims</p> <p><input type="checkbox"/> I confirm that no claim adverse to the title of the property has been made by virtue of an estate, right or interest whose enforceability is preserved by virtue of the existing entry about the class of title.</p>
<p><b>12</b></p> <p>Signature of applicant or their conveyancer: .....</p> <p>Date:</p>



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## Land Registry Application to withdraw a caution

# WCT

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

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LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of under/over payments	
Reference number	Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Give the caution title number for a caution against first registration.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for the withdrawal of a caution.

Provide the full name(s) of the person(s) applying to withdraw the caution. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer

The applicant should be the cautioner or if the cautioner has died, the personal representative(s). In that case, enclose a copy of any relevant grant. If the caution is against first registration and the cautioner has died, the personal representative should first apply to be registered in place of the cautioner under rule 51 of the Land Registration Rules 2003.

Complete as appropriate where the applicant is a company.

1	Local authority serving the property:												
2	Title number(s):												
3	Property:												
4	<table border="1"> <tr> <td colspan="2">Application and fee</td> </tr> <tr> <td style="width: 60%;">Application</td> <td style="width: 40%;">Fee paid (£)</td> </tr> <tr> <td>Withdrawal of a caution</td> <td></td> </tr> <tr> <td colspan="2">Fee payment method</td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> cheque made payable to 'Land Registry'                 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> direct debit, under an agreement with Land Registry                 </td> </tr> </table>	Application and fee		Application	Fee paid (£)	Withdrawal of a caution		Fee payment method		<input type="checkbox"/> cheque made payable to 'Land Registry'		<input type="checkbox"/> direct debit, under an agreement with Land Registry	
Application and fee													
Application	Fee paid (£)												
Withdrawal of a caution													
Fee payment method													
<input type="checkbox"/> cheque made payable to 'Land Registry'													
<input type="checkbox"/> direct debit, under an agreement with Land Registry													
5	The applicant:  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:  For overseas companies (a) Territory of incorporation:  (b) Registered number in England and Wales including any prefix:												

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If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Give date.

Place 'X' in the appropriate box.

State reference, for example 'edged red'.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

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	<p><b>6 This application is sent to Land Registry by</b></p> <p>Key number (if applicable): <input style="width: 150px;" type="text"/></p> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>	
	Phone no: <input style="width: 100px;" type="text"/>	Fax no: <input style="width: 100px;" type="text"/>
	<p><b>7 Caution registered on:</b></p>	
	<p><b>8 The applicant applies to withdraw</b></p> <p><input type="checkbox"/> the caution</p> <p><input type="checkbox"/> the caution as to the part of the land identified on the attached plan shown:</p>	
	<p><b>9 Signature of applicant or their conveyancer: -----</b></p> <p>Date: <input style="width: 100px;" type="text"/></p>	

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[<sup>F264</sup>SCHEDULE 1A<sup>F265F266</sup>

rule 58A]

**Textual Amendments**

- F264** Sch. 1A inserted (9.1.2006) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rule 1(2), [Sch. 1](#)
- F265** Sch. 1A: for the words in italicised text immediately below the heading “LR3. Parties to this lease” there is substituted— “Give full names and addresses of each of the parties. For UK incorporated companies and limited liability partnerships, also give the registered number including any prefix. For overseas companies, also give the territory of incorporation and, if appropriate, the registered number in England and Wales including any prefix.” (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rules 2(1), [4\(3\)](#) (with rule 5)
- F266** [Sch. 1A](#): in the panel headed “LR3. Parties to this lease” the words “the registered number in the United Kingdom including any prefix” substituted for “the registered number in England and Wales including any prefix” (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), rules 1, [5](#) (with rule 9(2))

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- All words in italicised text and inapplicable alternative wording in a clause may be omitted or deleted.
- Clause LR13 may be omitted or deleted.
- Clause LR14 may be omitted or deleted where the Tenant is one person.
- Otherwise, do not omit or delete any words in bold text unless italicised.
- Side-headings may appear as headings if this is preferred.
- Vertical or horizontal lines, or both, may be omitted.

<p><b>LR1. Date of lease</b></p>	<p><b>LR2.1 Landlord’s title number(s)</b> <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p><b>LR2.2 Other title numbers</b> <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
<p><b>LR3. Parties to this lease</b></p> <p><i>Give full names, addresses and company’s registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.</i></p>	<p><b>Landlord</b></p> <p><b>Tenant</b></p> <p><b>Other parties</b></p> <p><i>Specify capacity of each party, for example “management company”, “guarantor”, etc.</i></p>
<p><b>LR4. Property</b></p> <p><i>Insert a full description of the land being leased</i></p> <p><i>or</i></p> <p><i>Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i></p> <p><i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i></p>	<p><b>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</b></p>
<p><b>LR5. Prescribed statements etc.</b></p> <p><i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p><b>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</b></p> <p><b>LR5.2 This lease is made under, or by reference to, provisions of:</b></p> <p><i>Leasehold Reform Act 1967</i></p> <p><i>Housing Act 1985</i></p> <p><i>Housing Act 1988</i></p> <p><i>Housing Act 1996</i></p>

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<p><b>LR6. Term for which the Property is leased</b></p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p>From and including</p> <p>To and including</p> <p style="text-align: center;"><i>OR</i></p> <p>The term as specified in this lease at clause/schedule/paragraph</p> <p style="text-align: center;"><i>OR</i></p> <p>The term is as follows:</p>
<p><b>LR7. Premium</b></p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	
<p><b>LR8. Prohibitions or restrictions on disposing of this lease</b></p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This lease does not contain a provision that prohibits or restricts dispositions.</p> <p style="text-align: center;"><i>OR</i></p> <p>This lease contains a provision that prohibits or restricts dispositions.</p>
<p><b>LR9. Rights of acquisition etc.</b></p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p><b>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</b></p> <p><b>LR9.2 Tenant's covenant to (or offer to) surrender this lease</b></p> <p><b>LR9.3 Landlord's contractual rights to acquire this lease</b></p>
<p><b>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</b></p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	
<p><b>LR11. Easements</b></p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p><b>LR11.1 Easements granted by this lease for the benefit of the Property</b></p> <p><b>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</b></p>
<p><b>LR12. Estate rentcharge burdening the Property</b></p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	

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<p><b>LR13. Application for standard form of restriction</b></p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction [against the title of the Property] <i>or</i> [against title number ]</p>
<p><b>LR14. Declaration of trust where there is more than one person comprising the Tenant</b></p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p style="text-align: center;"><i>OR</i></p> <p>The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.</p> <p style="text-align: center;"><i>OR</i></p> <p>The Tenant is more than one person. They are to hold the Property on trust <i>Complete as necessary</i></p>

**SCHEDULE 2**

rule 14

**NOTICES PUBLICISING ARRANGEMENTS FOR ELECTRONIC AND OTHER MODES OF DELIVERY OF APPLICATIONS AND OTHER MATTERS**

1. If the registrar is satisfied that adequate arrangements have been made or will be in place for dealing with the applications and other matters specified in paragraph 2 by means other than post, document exchange or personal delivery, he may, in such manner as he thinks appropriate, give notice publicising the arrangements.
2. The applications and other matters referred to in paragraph 1 are—
  - (a) an application by electronic means under rule 14,
  - <sup>F267</sup>(b) .....
  - (c) a notification of discharge or release of a registered charge under rule 115,
  - (d) an application and the result of an application or search under Part 13 to which rule 132 applies,
  - (e) information requested by an applicant for an official search for the purpose of the Family Law Act 1996 <sup>M42</sup> under rule 160,

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- (f) a request to the registrar that he require a person to produce documents under rule 201(2)(b),
- (g) a request for an order requiring a party to proceedings before the registrar to pay costs under rule 202(5).

#### Textual Amendments

**F267** Sch. 2 para. 2(b) omitted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 2**

#### Marginal Citations

**M42** 1996 c. 27.

3. Subject to paragraphs 4, 5 and 6, a notice given under paragraph 1 will be current from the time specified in the notice until the time, if any, specified in the notice or if no expiry date is specified in the notice, indefinitely.

4. A notice given under paragraph 1 may from time to time be varied, suspended, withdrawn, renewed or replaced by a further notice.

5. If and so long as owing [<sup>F268</sup>to] the breakdown or other unavailability of facilities or data involved in giving effect to the arrangements made for dealing with applications covered by a notice given under paragraph 1, such arrangements cease, in whole or in part, to be effective, the notice shall cease, to the necessary extent, to be treated as current.

#### Textual Amendments

**F268** Word in Sch. 2 para. 5 inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rules 2(1), **4(4)** (with rule 5)

6. Paragraph 5 will apply despite the absence of a variation, suspension or withdrawal of the notice under paragraph 4.

7. The provisions referred to in paragraph 2 will not prevent the registrar, at his discretion, from refusing to accept an application or request made, or to issue a result, under any of those provisions in an individual case.

## SCHEDULE 3

rule 61

### SCHEDULE 3 FORMS REFERRED TO IN RULE 206

<sup>F269</sup><sup>F270</sup>Form 1

#### Textual Amendments

**F269** Sch. 3: In Form 1 (certificate as to execution of power of attorney (rule 61)), for the first bullet point there is substituted "the power of attorney ("the power") is in existence [and is made and, where required, has been registered under (*state statutory provisions under which the power is made and, where required, has been registered, if applicable*)]," (1.10.2007) by [The Mental Capacity Act 2005 \(Transitional and Consequential Provisions\) Order 2007 \(S.I. 2007/1898\)](#), art. 1, **Sch. 1 para. 31(3)(a)(i)**

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**F270** Sch. 3: In the fourth bullet point, for the words “or section 7(3) of the Enduring Powers of Attorney Act 1985” there is substituted “, paragraph 16 of Part 2 of Schedule 1, or paragraph 15(3) of Part 5 of Schedule 4 to the Mental Capacity Act 2005” (1.10.2007) by [The Mental Capacity Act 2005 \(Transitional and Consequential Provisions\) Order 2007 \(S.I. 2007/1898\)](#), art. 1, [Sch. 1 para. 31\(3\)\(a\)\(ii\)](#)

**Form 1 – Certificate as to execution of power of attorney (rule 61)**

Date of power of attorney:.....

Donor of power of attorney:.....

Donee of power of attorney:.....

I/We.....of  
.....  
...

certify that

- the power of attorney (“the power”) is in existence [and is made under (*state statutory provision under which the power is made if applicable*)],
- the power is dated (*insert date*),
- I am/we are satisfied that the power is validly executed as a deed and authorises the attorney to execute the document on behalf of the donor of that power, and
- I/we hold [the instrument creating the power] *or* [a copy of the power by means of which its contents may be proved under section 3 of the Powers of Attorney Act 1971] *or* [a document which under section 4 of the Evidence and Powers of Attorney Act 1940 or section 7(3) of the Enduring Powers of Attorney Act 1985 is sufficient evidence of the contents of the power].

Signature of conveyancer.....Date.....

F271 Form 2

**Textual Amendments**  
**F271** Sch. 3 Form 2 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), [Sch. 3 para. 1](#) (with rule 5)



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**“Form 2 – Statutory declaration/certificate/statement of truth as to non-revocation for powers more than 12 months old at the date of the disposition for which they are used (rule 62)**

Date of power of attorney:.....

Donor of power of attorney:.....

I.....of

do [solemnly and sincerely declare] *or* [certify] *or* [state] that at the time of completion of the.....to me/my client I/my client had no knowledge—

- of a revocation of the power, or
- of the death or bankruptcy of the donor or, if the donor is a corporate body, its winding up or dissolution, or
- of any incapacity of the donor where the power is not a valid lasting or enduring power of attorney, or

*Where the power is in the form prescribed for a lasting power of attorney—*

- that a lasting power of attorney was not created, or
- of circumstances which, if the lasting power of attorney had been created, would have terminated the attorney’s authority to act as an attorney, or

*Where the power is in the form prescribed for an enduring power of attorney—*

- that the power was not in fact a valid enduring power, or
- of an order or direction of the Court of Protection which revoked the power, or
- of the bankruptcy of the attorney, or

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*Where the power was given under section 9 of the Trusts of Land and Appointment of Trustees Act 1996—*

- of an appointment of another trustee of the land in question, or
- of any other event which would have the effect of revoking the power, or
- of any lack of good faith on the part of the person(s) who dealt with the attorney, or
- that the attorney was not a person to whom the functions of the trustees could be delegated under section 9 of the Trusts of Land and Appointment of Trustees Act 1996, or

*Where the power is expressed to be given by way of security—*

- that the power was not in fact given by way of security, or
- of any revocation of the power with the consent of the attorney, or
- of any other event which would have had the effect of revoking the power.

*Where a certificate is given—*

Signature of conveyancer.....Date.....

Print name.....

Firm name or employer (if any).....

Capacity (e.g. acting for...).....; or

*Where a Statutory Declaration is made—*

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Signature of Declarant.....Date.....

DECLARED at.....before me, a person entitled to administer oaths.

Name.....

Address.....

Qualification.....

Signature.....; or

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*Where a statement of truth is made—*

I believe that the facts and matters contained in this statement are true.

Signature.....Date.....

Print name.....

Firm name or employer (if any) of any conveyancer signing.....

Capacity of any conveyancer signing (e.g. acting for.....)

#### WARNING

1. If you dishonestly make a statement which you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

2. Failure to complete the form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

3. Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using form EX1, under rule 136 of the Land Registration Rules 2003."

F272 Form 3

#### Textual Amendments

**F272** Sch. 3 Form 3 substituted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 3 para. 2** (with rule 5)

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**Form 3 – Statutory declaration/certificate/statement of truth in support of power delegating trustees’ functions to a beneficiary (rule 63)**

Date of power of attorney:.....

Donor of power of attorney:.....

I.....of

do [solemnly and sincerely declare] *or* [certify] *or* [state] that at the time of completion of the.....to me/my client I/my client had no knowledge—

- of any lack of good faith on the part of the person(s) who dealt with the attorney, or
- that the attorney was not a person to whom the functions of the trustees could be delegated under section 9 of the Trusts of Land and Appointment of Trustees Act 1996.

**Form 4 – Certificate as to Vesting in an Incumbent or other Ecclesiastical Corporation (rule 174)**

(Date). This is to certify that the registered estate (*or* registered charge *or* that part of the registered estate) comprised in a [*describe the transfer*] under the provisions of [*state the Act or Measure*] (if such transfer were a conveyance under such Act or Measure), vests in the incumbent of.....(*or* the bishop of.....*as the case may be*) and his successors immediately (*or as the case may be*) upon the happening of the event following, namely, the [*state event*]

(To be sealed by the Church Commissioners)

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### Form 5 – The Like Certificate under rule 175

(Date). This is to certify that the [*describe Scheme, instrument or transfer, &c.*] operates to vest immediately (*or, on publication in the “London Gazette”, or at some subsequent period, as the case may be*), the registered estate (*or registered charge or that part of the registered estate [include description by reference to a plan or to the register if possible]*) in the [*describe the corporation or person*].

(To be sealed by the Church Commissioners)

### Form 6 – Transfer where the Tenant for Life is already registered as proprietor (rule 186 and paragraph 5 of Schedule 7)

(Date). Pursuant to a trust deed of even date herewith, [*made between A.B. (name of tenant for life) and C.D. and E.F. (names of trustees of the Settlement)*], I, the said A.B., hereby declare as follows —

(a) The land is vested in me upon the trusts from time to time affecting it by virtue of the said trust deed.

(b) The said C.D. and E.F. are the trustees of the Settlement.

(c) The following powers relating to land are expressly conferred by the said trust deed in extension of those conferred by the Settled Land Act 1925 (*fill in the powers, if any*).]

(d) I have the power to appoint new trustees of the Settlement.

(To be executed as a deed)

F273 Form 7

#### Textual Amendments

F273 Sch. 3 Forms 7, 8 inserted (10.11.2008) by The Land Registration (Amendment) Rules 2008 (S.I. 2008/1919), rule 2(1), **Sch. 3 para. 3** (with rule 5)

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**“Form 7 – Certificate of powers of overseas corporations (rule 183)**

I.....of.....  
.....(insert workplace address, including country) certify that—

- I give this certificate in respect of.....(the corporation),
- I practise law in..... (insert territory) (the territory) and am entitled to do so as a qualified lawyer under the law of the territory,
- I have the requisite knowledge of the law of the territory and of the corporation to give this certificate,
- the corporation is incorporated in the territory with its own legal personality, and
- the corporation has no limitations on its powers to hold, mortgage, lease and otherwise deal with, or to lend money on a mortgage or charge of, land in England and Wales.

Signature.....Date.....

<sup>F273</sup>Form 8

**Form 8 – Certificate of powers of corporations other than overseas corporations (rule 183)**

I.....of.....  
..... (insert workplace address) certify that—

- .....(the corporation) has its own legal personality, and
- the corporation has no limitations on its powers to hold, mortgage, lease and otherwise deal with, or to lend money on a mortgage or charge of, land.

Signature of conveyancer..... Date.....”

<sup>F274</sup>SCHEDULE 4

Rule 91

STANDARD FORMS OF RESTRICTION

F275F276F277F278F279F280F281F282F283F284F285F286F287F288F289F290F291F292F293F294F295

**Textual Amendments**

**F274** Sch. 4 substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 4** (with rule 5)

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- F275** Sch. 4 Form Y substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) (No. 2) Order 2010 (S.I. 2010/671), art. 1(2), **Sch. 1 para. 33(c)** (with Sch. 2); S.I. 2010/862, **art. 2**
- F276** Sch. 4 Form KK substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) (No. 2) Order 2010 (S.I. 2010/671), art. 1(2), **Sch. 1 para. 33(d)**
- F277** Sch. 4: in the title of Form JJ the words “the Lord Chancellor” substituted for “Legal Services Commission” (1.4.2013) by The Legal Aid, Sentencing and Punishment of Offenders Act 2012 (Consequential, Transitional and Saving Provisions) Regulations 2013 (S.I. 2013/534), reg. 1, **Sch. para. 5(2)(a)**
- F278** Sch. 4: in Form JJ the words “written notice of the disposition was given to the Lord Chancellor at [address and Lord Chancellor’s reference number]” substituted for “written notice of the disposition was given to the Legal Services Commission, Land Charge Department, at [address and Commission’s reference number]” (1.4.2013) by The Legal Aid, Sentencing and Punishment of Offenders Act 2012 (Consequential, Transitional and Saving Provisions) Regulations 2013 (S.I. 2013/534), reg. 1, **Sch. para. 5(2)(b)**
- F279** Sch. 4 Form MM: in each place where it occurs, after “Health and Social Services and Social Security Adjudications Act 1983” insert “or under the terms of a deferred payment agreement within the meaning of section 68(2) of the Social Services and Well-being (Wales) Act 2014” (W.) (6.4.2016) by The Social Services and Well-being (Wales) Act 2014 (Consequential Amendments) (Secondary Legislation) Regulations 2016 (S.I. 2016/211), reg. 1(2), **Sch. 3 para. 53**
- F280** Sch. 4 Form Y: the words “*or private registered provider of social housing*” are omitted (6.4.2017) by virtue of The Housing and Planning Act 2016 (Consequential Provisions) (England) Regulations 2017 (S.I. 2017/378), regs. 1(1), **3(4)(a)**
- F281** Sch. 4 Form Y: the words “(as modified, in the case of a private registered provider of social housing, by section 179 of the Housing and Regeneration Act 2008)” are omitted (6.4.2017) by virtue of The Housing and Planning Act 2016 (Consequential Provisions) (England) Regulations 2017 (S.I. 2017/378), regs. 1(1), **3(4)(b)**
- F282** Sch. 4 Form KK: the words “of property in Wales” inserted after “lease” (6.4.2017) by The Housing and Planning Act 2016 (Consequential Provisions) (England) Regulations 2017 (S.I. 2017/378), regs. 1(1), **3(5)(a)**
- F283** Sch. 4 Form KK: the words “[*choose whichever bulleted clause is appropriate*]” are omitted (6.4.2017) by virtue of The Housing and Planning Act 2016 (Consequential Provisions) (England) Regulations 2017 (S.I. 2017/378), regs. 1(1), **3(5)(b)**
- F284** Words in Sch. 4 Form KK: the words “the Regulator of Social Housing” are omitted (6.4.2017) by virtue of The Housing and Planning Act 2016 (Consequential Provisions) (England) Regulations 2017 (S.I. 2017/378), regs. 1(1), **3(5)(c)**
- F285** Sch. 4 Form W substituted (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 2 para. 3(1)**
- F286** Sch. 4 Form X substituted (6.4.2018) by The Land Registration (Amendment) Rules 2018 (S.I. 2018/70), rule 1, **Sch. 2 para. 3(1)**
- F287** Sch. 4: in the heading of Form X the words “81 or” omitted (15.8.2018) by virtue of The Regulation of Registered Social Landlords (Wales) Act 2018 (Consequential Amendments) Regulations 2018 (S.I. 2018/870), regs. 1(2), **4(c)(i)(aa)**
- F288** Sch. 4: in Form X the words “section 133(11)” substituted for “section 81(8)” (15.8.2018) by The Regulation of Registered Social Landlords (Wales) Act 2018 (Consequential Amendments) Regulations 2018 (S.I. 2018/870), regs. 1(2), **4(c)(i)(bb)**
- F289** Sch. 4: in Form X the words “section 81 of that Act or” omitted (15.8.2018) by virtue of The Regulation of Registered Social Landlords (Wales) Act 2018 (Consequential Amendments) Regulations 2018 (S.I. 2018/870), regs. 1(2), **4(c)(i)(cc)**
- F290** Sch. 4 Form KK omitted (15.8.2018) by virtue of The Regulation of Registered Social Landlords (Wales) Act 2018 (Consequential Amendments) Regulations 2018 (S.I. 2018/870), regs. 1(2), **4(c)(ii)**
- F291** Sch. 4 Form D substituted (20.12.2018) by Church of England (Miscellaneous Provisions) Measure 2018 (No. 7), **ss. 2(2), 17(2)(a)** (with s. 2(1), (3)-(6), (8))

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- F292** Sch. 4 Form D: in Certificate (a) the first four bulleted clauses are substituted (E.) (1.3.2019) by [Church Property Measure 2018 \(No. 8\), s. 53\(2\)](#), [Sch. 1 para. 36](#); [S.I. 2019/97, art. 2](#)
- F293** Sch. 4 Form MM: in the heading, the words "section 71(1) or (5)" substituted for "under the terms of a deferred payment agreement within the meaning of section 68(2)" (W.) (6.4.2020) by [The Care and Support \(Charging\) \(Wales\) and Land Registration Rules \(Miscellaneous Amendments\) Regulations 2020 \(S.I. 2020/131\)](#), regs. 1(2), [3\(b\)\(ii\)](#)
- F294** Sch. 4 Form MM: in the words before paragraph (1), "section 71" substituted for "under the terms of a deferred payment agreement within the meaning of section 68(2)" (W.) (6.4.2020) by [The Care and Support \(Charging\) \(Wales\) and Land Registration Rules \(Miscellaneous Amendments\) Regulations 2020 \(S.I. 2020/131\)](#), regs. 1(2), [3\(b\)\(iii\)](#)
- F295** Sch. 4 Form MM: in paragraph (2), the words "section 71(1) or (5)" substituted for "under the terms of a deferred payment within the meaning of section 68(2)" (W.) (6.4.2020) by [The Care and Support \(Charging\) \(Wales\) and Land Registration Rules \(Miscellaneous Amendments\) Regulations 2020 \(S.I. 2020/131\)](#), regs. 1(2), [3\(b\)\(i\)](#)



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## “SCHEDULE 4 STANDARD FORMS OF RESTRICTION

Rule 91

*In the forms in this Schedule—*

*(a) words in [square brackets] in ordinary type are optional parts of the form; the brackets are not to be included in the restriction,*

*(b) words in [square brackets] in italic type are instructions for completion of the form, and are not to be included in the restriction,*

*(c) where (round brackets) enclose one or more words, the brackets and all words in ordinary type enclosed in them are part of the form and, unless also enclosed in [square brackets], must be included in the restriction, and*

*(d) where a form includes a group of clauses introduced by bullets, only one of the clauses may be used; the bullets are not to be included in the restriction.*

*Rule 91A contains other permitted modifications of some forms.*

*Rule 91B contains provisions as to how a consent or certificate, required by the terms of a restriction to be given by a corporation aggregate, is to be signed on its behalf.*

### **Form A (Restriction on dispositions by sole proprietor)**

No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

### **Form B (Dispositions by trustees – certificate required)**

No [disposition or specify type of disposition] by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the [disposition or specify type of disposition] is in accordance with [specify the disposition creating the trust] or some variation thereof referred to in the declaration, statement or certificate.

### **Form C (Dispositions by personal representatives – certificate required)**

No disposition by the personal representative of [name] deceased, other than a transfer by way of assent, is to be registered unless such personal representative makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with the terms of

[choose whichever bulleted clause is appropriate]

- the will of the deceased [as varied by [specify date of, and parties to, deed of variation or other appropriate details]]
- the law relating to intestacy as varied by [specify date of, and parties to, deed of variation or other appropriate details]

or some [further] variation thereof referred to in the declaration, statement or certificate, or is necessary for the purposes of administration.

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#### **Form D (Parsonage, diocesan glebe, church or churchyard land)**

No disposition of the registered estate is to be registered unless made in accordance with [choose whichever bulleted clause is appropriate]

- [in the case of parsonage land] the Parsonages Measure 1938
  - [in the case of church or churchyard land] the New Parishes Measure 1943
  - [in the case of diocesan glebe land] the Endowments and Glebe Measure 1976
- or some other Measure or authority.

#### **Form E (Non-exempt charity – certificate required)**

No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

#### **Form F (Land vested in official custodian on trust for non-exempt charity – authority required)**

No disposition executed by the trustees of [name of charity] in the name and on behalf of the proprietor is to be registered unless the transaction is authorised by an order of the court or of the Charity Commission, as required by section 22(3) of the Charities Act 1993.

#### **Form G (Tenant for life as registered proprietor of settled land, where there are trustees of the settlement)**

No disposition is to be registered unless authorised by the Settled Land Act 1925, or by any extension of those statutory powers in the settlement, and no disposition under which capital money arises is to be registered unless the money is paid to [name] of [address] and [name] of [address], (the trustees of the settlement, who may be a sole trust corporation or, if individuals, must number at least two but not more than four) or into court.

[Note — If applicable under the terms of the settlement, a further provision may be added that no transfer of the mansion house [shown on an attached plan or otherwise adequately described to enable it to be fully identified on the Ordnance Survey map or title plan] is to be registered without the consent of the named trustees or an order of the court.]

#### **Form H (Statutory owners as trustees of the settlement and registered proprietors of settled land)**

No disposition is to be registered unless authorised by the Settled Land Act 1925, or by any extension of those statutory powers in the settlement, and, except where the sole proprietor is a trust corporation, no disposition under which capital money arises is to be registered unless the money is paid to at least two proprietors.

[Note — This restriction does not apply where the statutory owners are not the trustees of the settlement.]

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### **Form I (Tenant for life as registered proprietor of settled land – no trustees of the settlement)**

No disposition under which capital money arises, or which is not authorised by the Settled Land Act 1925 or by any extension of those statutory powers in the settlement, is to be registered.

### **Form J (Trustee in bankruptcy and beneficial interest – certificate required)**

No disposition of the

[choose whichever bulleted clause is appropriate]

- registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction,
- registered charge dated [date] referred to above, other than a disposition by the proprietor of any registered sub-charge of that charge registered before the entry of this restriction,

is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to [name of trustee in bankruptcy] (the trustee in bankruptcy of [name of bankrupt person]) at [address for service].

### **Form K (Charging order affecting beneficial interest – certificate required)**

No disposition of the

[choose whichever bulleted clause is appropriate]

- registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction,
- registered charge dated [date] referred to above, other than a disposition by the proprietor of any registered sub-charge of that charge registered before the entry of this restriction,

is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to [name of person with the benefit of the charging order] at [address for service], being the person with the benefit of [an interim or a final] charging order on the beneficial interest of [name of judgment debtor] made by the [name of court] on [date] (Court reference [insert reference]).

### **Form L (Disposition by registered proprietor of a registered estate or proprietor of charge – certificate required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction,] is to be registered without a certificate signed by

[choose one of the bulleted clauses]

- a conveyancer
- the applicant for registration [or their conveyancer]
- [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]]
- [name] of [address] [or their personal representatives] and [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]]
- [name] of [address] and [name] of [address] or the survivor of them [or by the personal representatives of the survivor] [or [their conveyancer or specify appropriate details]]
- [name] of [address] or [after that person's death] by [name] of [address] [or [their conveyancer or specify appropriate details]]

that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

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**Form M (Disposition by registered proprietor of registered estate or proprietor of charge – certificate of registered proprietor of specified title number required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction.] is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number [specify title number] [or [their conveyancer or specify appropriate details]] that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

**Form N (Disposition by registered proprietor of registered estate or proprietor of charge – consent required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction.] is to be registered without a written consent signed by

[choose **one** of the bulleted clauses]

- [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]].
- [name] of [address] [or their personal representatives] and [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]].
- [name] of [address] and [name] of [address] or the survivor of them [or by the personal representatives of the survivor] [or [their conveyancer or specify appropriate details]].
- [name] of [address] or [after that person's death] by [name] of [address] [or [their conveyancer or specify appropriate details]].

**Form O (Disposition by registered proprietor of registered estate or proprietor of charge – consent of registered proprietor of specified title number or certificate required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction.] is to be registered without a written consent signed by the proprietor for the time being of the estate registered under title number [specify title number] [or [their conveyancer or specify appropriate details]].

[The text of the restriction may be continued as follows, to allow for the provision of a certificate as an alternative to the consent.]

or without a certificate signed by

[choose **one** of the bulleted clauses]

- a conveyancer
- the applicant for registration [or their conveyancer]
- [name] of [address] [or [their conveyancer or specify appropriate details]]

that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

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**Form P (Disposition by registered proprietor of registered estate or proprietor of charge – consent of proprietor of specified charge or certificate required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction,] is to be registered without a written consent signed by the proprietor for the time being of the charge dated [date] in favour of [chargee] referred to in the charges register [or [their conveyancer or specify appropriate details]].

[The text of the restriction may be continued as follows, to allow for the provision of a certificate as an alternative to the consent.]

or without a certificate signed by

[choose **one** of the bulleted clauses]

- a conveyancer
- the applicant for registration [or their conveyancer]
- [name] of [address] [or [their conveyancer or specify appropriate details]]

that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

**Form Q (Disposition by registered proprietor of registered estate or proprietor of charge – consent of personal representatives required)**

No [disposition or specify type of disposition] of the [choose whichever bulleted clause is appropriate]

- registered estate by the proprietor of the registered estate
  - registered charge dated [date] referred to above by the proprietor of that registered charge
- is to be registered after the death of [name of the current proprietor(s) whose personal representatives' consent will be required] without the written consent of the personal representatives of the deceased.

**Form R (Disposition by registered proprietor of registered estate or proprietor of charge – evidence of compliance with club rules required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction,] is to be registered unless authorised by the rules of the [name of club] of [address] as evidenced by [choose whichever bulleted clause is appropriate]

- a resolution of its members.
- a certificate signed by its secretary or conveyancer.
- [specify appropriate details].

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### Form S (Disposition by proprietor of charge – certificate of compliance required)

No [disposition or specify type of disposition] by the proprietor of the registered charge dated [date] referred to above is to be registered without a certificate signed by

[choose **one** of the bulleted clauses]

- a conveyancer
- the applicant for registration [or their conveyancer]
- [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]]
- [name] of [address] [or their personal representatives] and [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]]
- [name] of [address] and [name] of [address] or the survivor of them [or by the personal representatives of the survivor] [or [their conveyancer or specify appropriate details]]
- [name] of [address] or [after that person's death] by [name] of [address] [or [their conveyancer or specify appropriate details]]
- the proprietor for the time being of the sub-charge dated [date] in favour of [sub-chargee] [or [their conveyancer or specify appropriate details]]

that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

### Form T (Disposition by proprietor of charge – consent required)

No [disposition or specify type of disposition] by the proprietor of the registered charge dated [date] referred to above is to be registered without a written consent signed by

[choose **one** of the bulleted clauses]

- [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]].
- [name] of [address] [or their personal representatives] and [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]].
- [name] of [address] and [name] of [address] or the survivor of them [or by the personal representatives of the survivor] [or [their conveyancer or specify appropriate details]].
- [name] of [address] or [after that person's death] by [name] of [address] [or [their conveyancer or specify appropriate details]].
- the proprietor for the time being of the sub-charge dated [date] in favour of [sub-chargee] [or [their conveyancer or specify appropriate details]].

### Form U (Section 37 of the Housing Act 1985)

No transfer or lease by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered unless a certificate by [specify relevant local authority] is given that the transfer or lease is made in accordance with section 37 of the Housing Act 1985.

### Form V (Section 157 of the Housing Act 1985)

No transfer or lease by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered unless a certificate by [specify relevant local authority or housing association etc] is given that the transfer or lease is made in accordance with section 157 of the Housing Act 1985.

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#### **Form W (Paragraph 4 of Schedule 9A to the Housing Act 1985)**

No disposition (except a transfer) of a qualifying dwellinghouse (except to a qualifying person or persons) is to be registered without the consent of the [Secretary of State or Welsh Ministers] given under section 171D(2) of the Housing Act 1985 as it applies by virtue of the Housing (Preservation of Right to Buy) Regulations 1993.

#### **Form X (Section 81 or 133 of the Housing Act 1988 or section 173 of the Local Government and Housing Act 1989)**

No disposition by the proprietor of the registered estate or in exercise of the power of sale or leasing in any registered charge (except an exempt disposal as defined by section 81(8) of the Housing Act 1988) is to be registered without the consent of the [Secretary of State or Welsh Ministers] to that disposition under the provisions of [choose whichever bulleted clause is appropriate]

- section 81 of that Act.
- section 133 of that Act.
- section 173 of the Local Government and Housing Act 1989.

#### **Form Y (Section 13 of the Housing Act 1996)**

No transfer or lease by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered unless a certificate by [specify relevant registered social landlord] is given that the transfer or lease is made in accordance with section 13 of the Housing Act 1996.

#### **Form AA (Freezing order on the registered estate)**

Under an order of the [name of court] made on [date] (Court reference [insert reference]) no disposition by the proprietor of the registered estate is to be registered except with the consent of [name] of [address] or under a further order of the Court.

#### **Form BB (Freezing order on charge)**

Under an order of the [name of court] made on [date] (Court reference [insert reference]) no disposition by the proprietor of the registered charge dated [date] referred to above is to be registered except with the consent of [name] of [address] or under a further order of the Court.

#### **Form CC (Application for freezing order on the registered estate)**

Pursuant to an application made on [date] to the [name of court] for a freezing order to be made under [statutory provision] no disposition by the proprietor of the registered estate is to be registered except with the consent of [name of the person applying] of [address] or under a further order of the Court.

#### **Form DD (Application for freezing order on charge)**

Pursuant to an application made on [date] to the [name of court] for a freezing order to be made under [statutory provision] no disposition by the proprietor of the registered charge dated [date] referred to above is to be registered except with the consent of [name of the person applying] of [address] or under a further order of the Court.

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#### **Form EE (Restraint order or interim receiving order on the registered estate)**

Under [a restraint order *or* an interim receiving order] made under [statutory provision] on [date] (Court reference [insert reference]) no disposition by the proprietor of the registered estate is to be registered except with the consent of [name of prosecutor or other appropriate person] of [address] or under a further order of the Court.

#### **Form FF (Restraint order or interim receiving order on charge)**

Under [a restraint order *or* an interim receiving order] made under [statutory provision] on [date] (Court reference [insert reference]) no disposition by the proprietor of the registered charge dated [date] referred to above is to be registered except with the consent of [name of prosecutor or other appropriate person] of [address] or under a further order of the Court.

#### **Form GG (Application for restraint order or interim receiving order on the registered estate)**

Pursuant to an application for [a restraint order *or* an interim receiving order] to be made under [statutory provision] and under any order made as a result of that application, no disposition by the proprietor of the registered estate is to be registered except with the consent of [name of prosecutor or other appropriate person] of [address] or under a further order of the Court.

#### **Form HH (Application for restraint order or interim receiving order on charge)**

Pursuant to an application for [a restraint order *or* an interim receiving order] to be made under [statutory provision] and under any order made as a result of that application no disposition by the proprietor of the registered charge dated [date] referred to above is to be registered except with the consent of [name of prosecutor or other appropriate person] of [address] or under a further order of the Court.

#### **Form II (Beneficial interest that is a right or claim in relation to a registered estate)**

No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to [name] at [address].

#### **Form JJ (Statutory charge of beneficial interest in favour of Legal Services Commission)**

No disposition of the  
[choose whichever bulleted clause is appropriate]

- registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction,
  - registered charge dated [date] referred to above, other than a disposition by the proprietor of any registered sub-charge of that charge registered before the entry of this restriction,
- is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to the Legal Services Commission, Land Charge Department, at [address and Commission's reference number].

#### **Form KK (Lease by registered social landlord)**

No deed varying the terms of the registered lease is to be registered without the consent of  
[choose whichever bulleted clause is appropriate]

- the Housing Corporation
  - the Welsh Ministers
- of [address].



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### **Form LL (Restriction as to evidence of execution)**

No disposition of the

[choose whichever bulleted clause is appropriate]

- registered estate by the proprietor of the registered estate
- registered charge dated [date] referred to above by the proprietor of that registered charge is to be registered without a certificate signed by a conveyancer that that conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

### **Form MM (Interest in beneficial joint tenancy subject to charge under section 22(1) of the Health and Social Services and Social Security Adjudications Act 1983)**

No disposition of the registered estate made after the death of [specify the name of the person whose beneficial interest under a beneficial joint tenancy is subject to a charge under section 22(1) of the Health and Social Services and Social Security Adjudications Act 1983], or after that person has become the sole proprietor of the registered estate, is to be registered unless—

- (1) the disposition is by two or more persons who were registered as proprietors of the legal estate at the time of that person's death,
- (2) notice of a charge under section 22(1) or (6) of the Health and Social Services and Social Security Adjudications Act 1983 for the benefit of [name and address of the local authority] has been entered in the register or, where appropriate, such charge has been registered, or
- (3) it is shown to the registrar's satisfaction that no such charge is subsisting.

### **Form NN (Disposition by registered proprietor of registered estate or proprietor of charge – consent or certificate required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction,] is to be registered without a written consent signed by

[choose **one** of the bulleted clauses]

- [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]],
- [name] of [address] [or their personal representatives] and [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]],
- [name] of [address] and [name] of [address] or the survivor of them [or by the personal representatives of the survivor] [or [their conveyancer or specify appropriate details]],
- [name] of [address] or [after that person's death] by [name] of [address] [or [their conveyancer or specify appropriate details]],

or a certificate signed by

[choose **one** of the bulleted clauses]

- a conveyancer
- the applicant for registration [or their conveyancer]
- [name] of [address] [or [their conveyancer or specify appropriate details]]

that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

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**Form OO (Disposition by proprietor of charge – consent or certificate required)**

No [disposition or specify type of disposition] by the proprietor of the registered charge dated [date] referred to above is to be registered without a written consent signed by

[choose **one** of the bulleted clauses]

- [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]].
- [name] of [address] [or their personal representatives] and [name] of [address] [or their personal representatives] [or [their conveyancer or specify appropriate details]].
- [name] of [address] and [name] of [address] or the survivor of them [or by the personal representatives of the survivor] [or [their conveyancer or specify appropriate details]].
- [name] of [address] or [after that person's death] by [name] of [address] [or [their conveyancer or specify appropriate details]].
- the proprietor for the time being of the sub-charge dated [date] in favour of [sub-chargee] [or [their conveyancer or specify appropriate details]].

or a certificate signed by

[choose **one** of the bulleted clauses]

- a conveyancer
- the applicant for registration [or their conveyancer]
- [name] of [address] [or [their conveyancer or specify appropriate details]]

that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].

**Form PP (Disposition by registered proprietor of registered estate or proprietor of charge – certificate of landlord etc, or of a conveyancer, required)**

No [disposition or specify type of disposition] of the registered estate [(other than a charge)] by the proprietor of the registered estate [, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction,] is to be registered without a certificate signed by

[choose **one** of the bulleted clauses]

- the proprietor for the time being of the registered estate comprising the reversion immediately expectant on the determination of the registered lease,
- the proprietor for the time being of the estate registered under title number [specify title number],
- [name] of [address] [or by [name] of [address]],

or by a conveyancer, that the provisions of [specify clause, paragraph or other particulars] of [specify details] have been complied with [or that they do not apply to the disposition].”

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

**[<sup>F296</sup>Form QQ (Land included in a list of assets of community value maintained under section 87(1) of the Localism Act 2011)**

No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011.]

**Textual Amendments**

**F296** Sch. 4 Form QQ added (E.) (21.9.2012) by [The Assets of Community Value \(England\) Regulations 2012 \(S.I. 2012/2421\)](#), reg. 1(1), **Sch. 4 para. 6**

**[<sup>F297</sup>Form RR (Deputy appointed under section 16 of the Mental Capacity Act 2005 – solely owned property)**

No disposition during the lifetime of [*name of person who lacks capacity*] of the [registered estate] [registered charge dated [*date*]] is to be completed by registration unless made pursuant to an order of the court under the Mental Capacity Act 2005.]

**Textual Amendments**

**F297** Sch. 4 Form RR added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 3(2)**

**[<sup>F298</sup>Form SS (Trustee appointed in place of a person who lacks capacity – jointly owned property)**

No disposition of the [registered estate] [registered charge dated [*date*]] made during the lifetime of [*name of person who lacks capacity*] is to be completed by registration without the written consent of the Court of Protection.]]

**Textual Amendments**

**F298** Sch. 4 Form SS added (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 3(2)**

**[<sup>F299</sup>SCHEDULE 5**

Rule 140

**APPLICATIONS IN CONNECTION WITH INVESTIGATION OR ENFORCEMENT PROCEEDINGS – QUALIFYING APPLICANTS**

**Textual Amendments**

**F299** Sch. 5 substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 4**

*Status of applicant*

An accredited financial investigator falling within section 378(1)(b) of the Proceeds of Crime Act 2002

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An accredited financial investigator falling within section 378(4)(a) of the Proceeds of Crime Act 2002

An Administrator appointed for the purposes of the Insolvency Act 1986

An Administrator appointed under section 13 of the Criminal Justice (Scotland) Act 1987

An authorised person within the meaning of section 108(15) of the Environment Act 1995

A Chief Officer of Police or a police officer authorised to apply on behalf of a Chief Officer

A person authorised to apply by the Commissioners for Her Majesty's Revenue and Customs and having the consent of the First-tier Tribunal or, where determined by or under Tribunal Procedure Rules, the Upper Tribunal, to make the application

A constable

The Director of Public Prosecutions or a member of the Crown Prosecution Service authorised to apply on behalf of the Director

The Director of the Serious Fraud Office or a member of the Serious Fraud Office authorised to apply on behalf of the Director

The Director General of the National Crime Agency or a National Crime Agency officer authorised to apply on behalf of the Director General

The Director-General of the Security Service or a member of the Security Service authorised to apply on behalf of the Director-General

A Head of Department in the Enforcement and Financial Crime Division of the Financial Conduct Authority or a member of staff of the Financial Conduct Authority authorised to apply on behalf of a Head of Department

The Head of Regulatory Action in the Prudential Regulation Authority or a member of staff of the Prudential Regulation Authority authorised to apply on behalf of the Head of Regulatory Action

A Liquidator appointed for the purposes of the Insolvency Act 1986

The Lord Advocate or a person conducting a prosecution in Scotland on behalf of the Lord Advocate

An officer of Revenue and Customs

The Official Assignee for bankruptcy for Northern Ireland or the Official Assignee for company liquidations for Northern Ireland

An Official Receiver for the purposes of the Insolvency Act 1986

A Receiver appointed under the Criminal Justice Act 1988, the Drug Trafficking Act 1994 or the Proceeds of Crime Act 2002

The Scottish Ministers or a person named by them

A person authorised by [<sup>F300</sup>the Secretary of State for Business and Trade]

A person authorised by the Secretary of State for Work and Pensions

A person authorised to apply on behalf of the Bank of England (acting otherwise than in its capacity as the Prudential Regulation Authority)

A trustee in bankruptcy, being either a trustee in bankruptcy of a person adjudged bankrupt in England and Wales or Northern Ireland or a permanent or interim trustee in the sequestration of a debtor's estate in Scotland

A person authorised to apply on behalf of a Fire Authority in England and Wales

A person authorised to apply on behalf of the Charity Commission]

**Status:** Point in time view as at 04/01/2024.

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### Textual Amendments

**F300** Words in [Sch. 5](#) substituted (3.5.2023) by [The Secretaries of State for Energy Security and Net Zero, for Science, Innovation and Technology, for Business and Trade, and for Culture, Media and Sport and the Transfer of Functions \(National Security and Investment Act 2021 etc\) Order 2023 \(S.I. 2023/424\)](#), [art. 1\(2\)](#), [Sch. para. 38](#) (with [art. 17](#))

## SCHEDULE 6

Rule 145

### INFORMATION TO BE INCLUDED IN CERTAIN RESULTS OF OFFICIAL SEARCHES

#### Part 1

##### INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF THE INDEX MAP

- A. The date and time of the official search certificate
- B. A description of the land searched
- C. The reference (if any) of the applicant or the person to whom the search is being sent: limited to 25 characters including spaces
- D. Whether there is—
  - (i) a pending application for first registration (other than of title to a relating franchise)
  - (ii) a pending application for a caution against first registration (other than where the subject of the caution is a relating franchise)
  - (iii) a registered estate in land
  - (iv) a registered rentcharge
  - (v) a registered profit a prendre in gross
  - (vi) a registered affecting franchise, or
  - (vii) a caution against first registration (other than where the subject of the caution is a relating franchise)

and, if there is such a registered estate or caution, the title number

#### Part 2

##### INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF THE INDEX OF RELATING FRANCHISES AND MANORS

- A. The date and time of the official search certificate
- B. The administrative area(s) searched
- C. The reference (if any) of the applicant or the person to whom the search is being sent: limited to 25 characters including spaces
- D. Whether there is a verbal description of—

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- (i) a pending application for first registration of title to a relating franchise
- (ii) a pending application for a caution against first registration where the subject of the caution is a relating franchise
- (iii) a registered franchise which is a relating franchise
- (iv) a registered manor, or
- (v) a caution against first registration where the subject of the caution is a relating franchise

and the title numbers of any such registered estates and cautions arranged by administrative area

### Part 3

#### INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF AN INDIVIDUAL REGISTER OF A REGISTERED TITLE

##### Modifications etc. (not altering text)

**C26** Sch. 6 Pts. 3, 4 applied (with modifications) (27.9.2004) by [THE COMMONHOLD \(LAND REGISTRATION\) RULES 2004 \(S.I. 2004/1830\)](#), rules 1, **3(3)(f)**

- A.** The title number
- B.** The date and time of the official search certificate
- C.** If the official search certificate is part of a registered title, a short description of the property or plot number on the approved estate plan
- D.** The applicant's name
- E.** The applicant's, or his agent's, reference (if any): limited to 25 characters including spaces
- F.** Details of any relevant adverse entries made in the individual register since the [<sup>F301</sup>beginning] of the day specified in the application as the search from date

##### Textual Amendments

**F301** Word in [Sch. 6 Pt. 3 para. F](#) substituted (6.4.2018) by [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 5**

- G.** Notice of the entry of any relevant pending application [<sup>F302</sup>or proposal by the registrar to alter the register] affecting the registered title entered on the day list (other than an application to designate a document as an exempt information document under rule 136)

##### Textual Amendments

**F302** Words in [Sch. 6 Pt. 3 para. G](#) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 5 para. 1(a)** (with rule 5)

- H.** Notice of the entry [<sup>F303</sup>on the day list] of any relevant official search the priority period of which has not expired

**Status:** Point in time view as at 04/01/2024.

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#### Textual Amendments

**F303** Words in Sch. 6 Pt. 3 para. H inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 5 para. 1(b)** (with rule 5)

- I. If the official search is with priority, the date and time at which the priority expires
- J. If the official search is without priority, a statement that the certificate will not confer on the applicant priority for any registrable disposition

## Part 4

### INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH WITH PRIORITY IN RELATION TO A PENDING APPLICATION FOR FIRST REGISTRATION

- A. The title number allotted to the pending application for first registration
- B. The date and time of the official search certificate
- C. If the official search is of part, a short description of the property
- D. The applicant's name
- E. The applicant's, or his agent's, reference (if any): limited to 25 characters including spaces
- F. The full name of the person who has applied for first registration
- G. The date and time at which the pending application for first registration was entered on the day list
- H. Notice of the entry of any relevant pending application affecting the estate sought to be registered and entered on the day list subsequent to the date and time at which the pending application for first registration was entered on the day list (other than an application to designate a document as an exempt information document under rule 136)
- I. Notice of the entry [<sup>F304</sup>on the day list] of any relevant official search the priority period of which has not expired affecting the pending application for first registration

#### Textual Amendments

**F304** Words in Sch. 6 Pt. 4 para. I inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 5 para. 2** (with rule 5)

- J. The date and time at which priority expires

## Part 5

### INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH BY A MORTGAGEE FOR THE PURPOSE OF SECTION 56(3) OF THE FAMILY LAW ACT 1996

- A. The title number
- B. The date and time of the official search certificate

**Status:** Point in time view as at 04/01/2024.

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C. The mortgagee's name

D. The mortgagee's, or his agent's, reference (if any): limited to 25 characters including spaces

E. Whether, at the date [<sup>F305</sup>and time] of the official search certificate, a [<sup>F306</sup>home rights notice] or matrimonial home rights caution has been registered against the registered title searched and if so the date of registration and the name of the person in whose favour the notice or caution was registered

#### Textual Amendments

**F305** Words in Sch. 6 Pt. 5 para. E inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 5 para. 3(a)** (with rule 5)

**F306** Words in Sch. 6 Pt. 5 para. E substituted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **18**

F. Whether [<sup>F307</sup>at the date and time of the official search certificate] there is a pending application for the entry of a [<sup>F308</sup>home rights notice] entered on the day list

#### Textual Amendments

**F307** Words in Sch. 6 Pt. 5 para. F inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 5 para. 3(b)** (with rule 5)

**F308** Words in Sch. 6 Pt. 5 para. F substituted (5.12.2005) by [The Land Registration \(Amendment\) \(No 2\) Rules 2005 \(S.I. 2005/1982\)](#), rules 1(3), **18**

## SCHEDULE 7

Rule 186

### SETTLEMENTS

#### *General*

1. Registered land which is settled land must be registered in the name of the tenant for life or the statutory owner.

#### *First registration—restriction required*

2. An application for first registration of an unregistered legal estate which is settled land must be accompanied by an application for entry of a restriction in Form G, H, or I, as appropriate.

#### *Standard forms of restriction applicable to settled land*

3.—(1) The restrictions in Forms G, H and I apply respectively to the various cases referred to in those forms, and may be modified as the registrar sees fit according to the circumstances.

(2) Where one of the restrictions referred to in sub-paragraph (1) should have been entered in the register and has not been, any person who has an interest in the settled land and who applies for such restriction shall be regarded as included in section 43(1)(c) of the Act.

(3) Subject to paragraphs 8 and 14, the restrictions referred to in sub-paragraph (1) are binding on the proprietor during his life, but do not affect a disposition by his personal representatives.



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### ***Transfer of land into settlement***

**4.—(1)** A transfer of registered land into settlement must include the following provisions, with any necessary alterations and additions—

“The Transferor and the Transferee declare that—

- (a) the property is vested in the Transferee upon the trusts declared in a trust deed dated (date) and made between (*parties*),
- (b) the trustees of the settlement are (*names of trustees*),
- (c) the power of appointment of new trustees is vested in (*name*),
- (d) the following powers relating to land are expressly conferred by the trust deed in addition to those conferred by the Settled Land Act 1925 <sup>M43</sup>: (*insert additional powers*).

*or if the tenant for life is a minor and the transferees are the statutory owner—*

- (a) the property is vested in the Transferee as statutory owner under a trust deed dated (*date*) and made between (*parties*),
- (b) the tenant for life is (*name*), a minor, who was born on (*date*),
- (c) the trustees of the settlement are (*names*),
- (d) during the minority of the tenant for life the power of appointment of new trustees is vested in the Transferee,
- (e) the following powers relating to land are expressly conferred by the trust deed in addition to those conferred by the Settled Land Act 1925: (*insert additional powers*).”.

(2) An application for the registration of a transfer of registered land into settlement must be accompanied by an application for entry of a restriction in Form G, H or I, as appropriate.

(3) When the registrar receives the application he must register the transferee named in the transfer as the proprietor of the registered land and enter the appropriate restriction in the register.

#### **Marginal Citations**

**M43** 1925 c. 18.

### ***Registered land brought into settlement***

**5.** Where registered land has been settled and the existing registered proprietor is the tenant for life under the settlement, the registered proprietor must—

- (a) make a declaration in Form 6, and
- (b) apply for the entry of a restriction in Form G, modified if appropriate.

### ***Registered land bought with capital money***

**6.—(1)** Where registered land is acquired with capital money the transfer must be in one of the forms prescribed by rule 206 and must include the following provisions, with any necessary alterations and additions—

“The Transferee declares that—

- (a) the consideration has been paid out of capital money,
- (b) the Property is vested in the Transferee upon the trusts declared in a trust deed dated (*date*) and made between (*parties*),

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- (c) the trustees of the settlement are (*names of trustees*),
- (d) the power of appointment of new trustees is vested in (*name*),
- (e) the following powers relating to land are expressly conferred by the trust deed in addition to those conferred by the Settled Land Act 1925: (*set out additional powers*).”.

(2) An application for registration of the transfer must be accompanied by an application for entry of a restriction in Form G, H or I, as appropriate.

***Duty to apply for restrictions when registered land is settled***

7.—(1) Where registered land is settled land the proprietor, or (if there is no proprietor) the personal representatives of a deceased proprietor, must apply to the registrar for the entry of such restrictions (in addition to a restriction in Form G, H or I) as may be appropriate to the case.

(2) The application must state that the restrictions applied for are required for the protection of the beneficial interests and powers under the settlement.

(3) Subject to section 43(3) of the Act, the registrar must enter such restrictions without inquiry as to the terms of the settlement.

(4) Nothing in this rule affects the rights and powers of personal representatives for purposes of administration.

***Proprietor ceasing in his lifetime to be the tenant for life***

8. Where a registered proprietor ceases in his lifetime to be a tenant for life and has not become absolutely entitled to the registered land—

- (a) he must transfer the land to his successor in title, or, if the successor is a minor, to the statutory owner, and
- (b) on the registration of the successor in title or statutory owner as proprietor, the trustees of the settlement, if the settlement continues, must apply for such alteration in the restrictions as may be required for the protection of the beneficial interests and powers under the settlement.

***Tenant for life or statutory owner entitled to have the settled land vested in him***

9. Where a tenant for life or statutory owner who, if the registered land were not registered, would be entitled to have the settled land vested in him, is not the registered proprietor, the registered proprietor must at the cost of the trust estate execute such transfers as may be required for giving effect on the register to the rights of such tenant for life or statutory owner.

***Registration of statutory owner during a minority otherwise than on death***

10.—(1) If a minor becomes entitled in possession (or will become entitled in possession on attaining full age) to registered land otherwise than on a death, the statutory owner during the minority is entitled to require the settled land to be transferred to him and to be registered as proprietor accordingly.

(2) The transfer to the statutory owner—

- (a) must be in Form TR1, and
- (b) must not refer to the settlement.

(3) An application to register the transfer must be accompanied by an application for entry of a restriction in Form H.

**Status:** Point in time view as at 04/01/2024.

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### **Registration of special personal representatives**

11.—(1) Where—

- (a) land was settled before the death of the sole or last surviving joint registered proprietor and not by his will, and
- (b) the settlement continues after his death, the personal representatives in whom the registered land vests under the Administration of Estates Act 1925<sup>M44</sup> may apply to be registered as proprietor in place of the deceased proprietor.

(2) The application must be accompanied by the grant of probate or letters of administration of the deceased proprietor limited to the settled land.

(3) The personal representatives must be registered in place of the deceased proprietor and the following added after his name—

“special executor or executrix (or administrator or administratrix) of [*name*], deceased.”.

#### **Marginal Citations**

M44 1925 c. 23.

### **Transfer on the death of the tenant for life**

12.—(1) Where the settlement continues after the death of the proprietor who was the tenant for life—

- (a) an application to register a transfer by the personal representatives to the person next entitled to the registered land which is settled land must be accompanied by—
  - (i) if the personal representatives are not already registered, the grant of probate or letters of administration of the deceased proprietor limited to the settled land,
  - (ii) a transfer in Form AS1 or AS2, as appropriate,
  - (iii) an application for entry of a restriction in Form G or H, as appropriate.
- (b) The transfer must contain the following provisions with any necessary alterations or additions—

“The Personal Representatives and the Transferee declare that—

- (a) the Property is vested in the Transferee upon the trusts declared in [a trust deed dated (*date*) and made between (*parties*)] or [the will of (*name of deceased*) proved on (*date*)],
- (b) the trustees of the settlement are (*names of trustees*),
- (c) the power of appointment of new trustees is vested in (*name*),
- (d) the following powers relating to land are expressly conferred by the will in addition to those conferred by the Settled Land Act 1925: (*set out additional powers*).”.

(2) Where the settlement ends on the death of the proprietor, an application to register a transfer by the personal representatives to the person entitled must be accompanied by—

- (a) if the personal representatives are not already registered, the grant of probate or letters of administration of the deceased proprietor,
- (b) Form RX3 for cancellation of the restriction entered on the register relating to the settlement.

**Status:** Point in time view as at 04/01/2024.

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(3) The registrar shall not be under a duty to investigate the reasons any transfer is made by the personal representatives or consider the contents of the will and, provided the terms of any restriction on the register are complied with, he must assume, whether he knows of the terms of the will or not, that the personal representatives are acting correctly and within their powers.

### ***Minority where settlement arises under a will or intestacy***

**13.**—(1) Where a settlement is created or arises under the will or intestacy of a person who died before 1st January 1997—

- (a) The personal representatives under the will or intestacy under which the settlement is created or arises must, during a minority, be registered as proprietors and will have all the powers conferred by the Settled Land Act 1925 <sup>M45</sup> on the tenant for life and on the trustees of the settlement.
- (b) When a minor becomes beneficially entitled to an estate in fee simple or a term of years absolute in the registered land, or would, if he were of full age, be or have the powers of a tenant for life, the personal representatives must (unless they are themselves the statutory owner) during the minority give effect on the register to the directions of the statutory owner.
- (c) In particular, the statutory owner shall, after administration is completed as respects the registered land, direct the personal representatives to apply for a restriction in Form H.

(2) The application for the restriction in form H must be made by the personal representatives.

(3) On an application by the personal representatives under sub-paragraph (2), the registrar shall be under no duty to consider or call for any information concerning—

- (a) the reason the application is made, or
- (b) the terms of the will or the devolution under the intestacy, or
- (c) whether the direction by the statutory owner was actually given or not, or its terms,

and whether he has notice of those matters or not, he must assume that the personal representatives are acting according to the directions given and that the directions were given by the statutory owner and were correct.

(4) A donee dealing with the personal representatives who complies with the restriction entered under sub-paragraph (2) is not concerned to see or enquire whether any directions have been given by the statutory owner with regard to the disposition to him.

(5) Where under subsection (3) of section 19 of the Settled Land Act 1925 there is a tenant for life of full age, he shall be entitled to be registered as proprietor during any minority referred to in that subsection, but subject to the restrictions in Forms G or I, as appropriate.

(6) Nothing in this paragraph shall affect the right of a statutory owner to be registered as proprietor.

#### **Marginal Citations**

**M45** 1925 c. 18.

### ***Discharge of registered land from beneficial interests and powers under a settlement***

**14.** Where the trustees of a settlement desire to discharge registered land from the beneficial interests and powers under the settlement they may do so by any document sufficient to discharge it.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

### ***Discharge from liability in respect of beneficial interests and powers under a settlement***

**15.** Where a proprietor or the personal representatives of a deceased proprietor has or have, in good faith, complied with the requirements of this Schedule in executing a transfer of settled land or discharge of trustees and in applying for the appropriate restrictions that may be required for the protection of the beneficial interests and powers under a settlement—

- (a) he is or they are absolutely discharged from all liability in respect of the equitable interests and powers taking effect under the settlement, and
- (b) he is or they are entitled to be kept indemnified at the cost of the trust estate from all liabilities affecting the settled land.

### ***Interpretation***

**16.—(1)** In this Schedule—

- “capital” money has the same meaning as in the Settled Land Act 1925,
- “personal representatives” includes the special personal representatives for the purposes of any settled land where they have been appointed in relation to that land,
- “settled land” has the same meaning as in the Settled Land Act 1925,
- “settlement” has the same meaning as in the Settled Land Act 1925,
- “statutory owner” has the same meaning as in the Settled Land Act 1925,
- “tenant for life” has the same meaning as in the Settled Land Act 1925,
- “transfer” includes an assent and a vesting assent,
- “trustees of the settlement” has the same meaning as in the Settled Land Act 1925,
- “vesting assent” has the same meaning as in the Settled Land Act 1925.

(2) References in this Schedule to the “tenant for life” shall, where the context admits, be read as referring to the tenant for life, statutory owner, or personal representatives who is or are entitled to be registered.

(3) Nothing in this Schedule modifies the provisions of section 2 of the Trusts of Land and Appointment of Trustees Act 1996 <sup>M46</sup> concerning settlements in relation to their application to registered land (as defined in section 89(3) of the Act).

#### **Marginal Citations**

**M46** 1996 c. 47.

**Status:** Point in time view as at 04/01/2024.

**Changes to legislation:** The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 22 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

## SCHEDULE 8

Rule 191

### MODIFIED FORM OF SCHEDULE 6 TO THE ACT APPLICABLE TO REGISTERED RENTCHARGES

“Schedule 6

#### REGISTRATION OF ADVERSE POSSESSOR

##### ***Right to apply for registration***

1.—(1) [<sup>F309</sup>A person] may apply to the registrar to be registered as the proprietor of a registered rentcharge if he has been in adverse possession of the registered rentcharge for the period of ten years ending on the date of the application.

(2) However, a person may not make an application under this paragraph if—

- (a) he is a defendant in proceedings by the registered proprietor of the registered rentcharge for recovery of the rent or to enter into possession of the land out of which the registered rentcharge issues,
- (b) judgment in favour of the registered proprietor of the registered rentcharge in respect of proceedings of the nature mentioned in sub-paragraph (2)(a) has been given against him in the last two years, or
- (c) the registered proprietor of the registered rentcharge of which that person was in adverse possession has entered into possession of the land out of which the registered rentcharge issues.

(3) For the purposes of sub-paragraph (1), the registered rentcharge need not have been registered throughout the period of adverse possession.

##### ***Notification of application***

2.—(1) The registrar must give notice of an application under paragraph 1 to—

- (a) the proprietor of the registered rentcharge to which the application relates,
- (b) the proprietor of any registered charge on the registered rentcharge,
- (c) where the registered rentcharge is leasehold, the proprietor of any superior registered rentcharge,
- (d) any person who is registered in accordance with rules as a person to be notified under this paragraph, and
- (e) such other persons as rules may provide.

(2) Notice under this paragraph shall include notice of the effect of paragraph 4.

##### ***Treatment of application***

3.—(1) A person given notice under paragraph 2 may require that the application to which the notice relates be dealt with under paragraph 5.

(2) The right under this paragraph is exercisable by notice to the registrar given before the end of such period as rules may provide.

4. If an application under paragraph 1 is not required to be dealt with under paragraph 5, the applicant is entitled to be entered in the register as the new proprietor of the registered rentcharge.

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5.—(1) If an application under paragraph 1 is required to be dealt with under this paragraph, the applicant is only entitled to be registered as the new proprietor of the registered rentcharge if either of the following conditions is met.

(2) The first condition is that—

(a) it would be unconscionable because of an equity by estoppel for the registered proprietor to seek to assert his title to the registered rentcharge against the applicant, and

(b) the circumstances are such that the applicant ought to be registered as the proprietor.

(3) The second condition is that the applicant is for some other reason entitled to be registered as the proprietor of the registered rentcharge.

### ***Right to make further application for registration***

6.—(1) Where a person's application under paragraph 1 is rejected, he may make a further application to be registered as the proprietor of the registered rentcharge if he is in adverse possession of the registered rentcharge from the date of the application until the last day of the period of two years beginning with the date of its rejection.

<sup>F310</sup>(1A) .....

(2) However, a person may not make an application under this paragraph if—

- (a) he is a defendant in proceedings by the registered proprietor of the registered rentcharge for recovery of the rent or to enter into possession of the land out of which the registered rentcharge issues,
- (b) judgment in favour of the registered proprietor of the registered rentcharge in respect of proceedings of the nature mentioned in sub-paragraph (2)(a) has been given against him in the last two years, or
- (c) the registered proprietor of the registered rentcharge of which that person was in adverse possession has entered into possession of the land out of which the registered rentcharge issues.

7. If a person makes an application under paragraph 6, he is entitled to be entered in the register as the new proprietor of the registered rentcharge.

### ***Restriction on applications***

8.—(1) No one may apply under this Schedule to be registered as the proprietor of a registered rentcharge during, or before the end of twelve months after the end of, any period in which the existing registered proprietor is for the purposes of the Limitation (Enemies and War Prisoners) Act 1945 (8 & 9 Geo. 6 c. 16)—

- (a) an enemy, or
- (b) detained in enemy territory.

(2) No-one may apply under this Schedule to be registered as the proprietor of a registered rentcharge during any period in which the existing registered proprietor is—

- (a) unable because of mental disability to make decisions about issues of the kind to which such an application would give rise, or
- (b) unable to communicate such decisions because of mental disability or physical impairment.

(3) For the purposes of sub-paragraph (2), mental disability means a disability or disorder of the mind or brain, whether permanent or temporary, which results in an impairment or disturbance of mental functioning.

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(4) Where it appears to the registrar that sub-paragraph (1) or (2) applies in relation to a registered rentcharge, he may include a note to that effect in the register.

### ***Effect of registration***

**9.**—(1) Where a person is registered as the proprietor of a registered rentcharge in pursuance of an application under this Schedule, the title by virtue of adverse possession which he had at the time of the application is extinguished.

(2) Subject to sub-paragraph (3), the registration of a person under this Schedule as the proprietor of a registered rentcharge does not affect the priority of any interest affecting the registered rentcharge.

(3) Subject to sub-paragraph (4), where a person is registered under this Schedule as the proprietor of a registered rentcharge, the registered rentcharge is vested in him free of any registered charge affecting the registered rentcharge immediately before his registration.

(4) Sub-paragraph (3) does not apply where registration as proprietor is in pursuance of an application determined by reference to whether either of the conditions in paragraph 5 applies.

### ***Apportionment and discharge of charges***

**10.**—(1) Where—

- (a) a registered rentcharge continues to be subject to a charge notwithstanding the registration of a person under this Schedule as the proprietor, and
- (b) the charge affects property other than the registered rentcharge,

the proprietor of the registered rentcharge may require the chargee to apportion the amount secured by the charge at that time between the registered rentcharge and the other property on the basis of their respective values.

(2)

The person requiring the apportionment is entitled to a discharge of his registered rentcharge from the charge on payment of—

- (a) the amount apportioned to the registered rentcharge, and
- (b) the costs incurred by the chargee as a result of the apportionment.

(3) On a discharge under this paragraph, the liability of the chargor to the chargee is reduced by the amount apportioned to the registered rentcharge.

(4) Rules may make provision about apportionment under this paragraph, in particular, provision about—

- (a) procedure,
- (b) valuation,
- (c) calculation of costs payable under sub-paragraph (2)(b), and
- (d) payment of the costs of the chargor.

### ***Meaning of “adverse possession”***

**11.**—(1) A person is in adverse possession of a registered rentcharge for the purposes of this Schedule if, but for section 96, a period of limitation under section 15 of the Limitation Act 1980 (c. 58) would run in his favour in relation to the registered rentcharge.

(2) A person is also to be regarded for those purposes as having been in adverse possession of a registered rentcharge—



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- (a) where he is the successor in title to the registered rentcharge, during any period of adverse possession by a predecessor in title to that registered rentcharge,  
or
  - (b) during any period of adverse possession by another person which comes between, and is continuous with, periods of adverse possession of his own.
- (3) In determining whether for the purposes of this paragraph a period of limitation would run under section 15 of the Limitation Act 1980, there are to be disregarded—
- (a) the commencement of any legal proceedings, and
  - (b) paragraph 6 of Schedule 1 to that Act.

**Trusts**

**12.** A person is not to be regarded as being in adverse possession of a registered rentcharge for the purposes of this Schedule at any time when the registered rentcharge is subject to a trust, unless the interest of each of the beneficiaries in the registered rentcharge is an interest in possession.

**Extension of time limits because of mediation in certain cross-border disputes**

<sup>F311</sup>**13.** . . . . .”

**Textual Amendments**

- F309** Words in Sch. 8 para. 1(1) substituted (31.12.2020) by [The Cross-Border Mediation \(EU Directive\) \(EU Exit\) Regulations 2019](#) (S.I. 2019/469), reg. 1(1), **Sch. 1 para. 21(2)(a)** (with reg. 5) (as amended by S.I. 2020/1493, regs. 1(1), 4(5)(6)); 2020 c. 1, Sch. 5 para. 1(1)
- F310** Sch. 8 para. 6(1A) omitted (31.12.2020) by virtue of [The Cross-Border Mediation \(EU Directive\) \(EU Exit\) Regulations 2019](#) (S.I. 2019/469), reg. 1(1), **Sch. 1 para. 21(2)(b)** (with reg. 5) (as amended by S.I. 2020/1493, regs. 1(1), 4(5)(6)); 2020 c. 1, Sch. 5 para. 1(1)
- F311** Sch. 8 para. 13 omitted (31.12.2020) by virtue of [The Cross-Border Mediation \(EU Directive\) \(EU Exit\) Regulations 2019](#) (S.I. 2019/469), reg. 1(1), **Sch. 1 para. 21(2)(c)** (with reg. 5) (as amended by S.I. 2020/1493, regs. 1(1), 4(5)(6)); 2020 c. 1, Sch. 5 para. 1(1)

**FORMS OF EXECUTION**

**Editorial Information**

**X1** Editorial note: The images of Forms A-F in Sch. 9 are replaced in the version of this provision dated 6.4.2018. The new images incorporate the textual changes made to the Forms up to and including that date by: [S.I. 2008/1919](#), [Sch. 6 paras. 1, 2](#); [S.I. 2009/1996](#), [rules 6-8](#); and [S.I. 2018/70](#), [Sch. 2 para. 6](#). The new images reflect HM Land Registry's version of Forms A-F found on [GOV.UK](#) as that webpage was updated on 1.8.2022.

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### Textual Amendments

- F312** Sch. 9 Form C substituted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 6 para. 1** (with rule 5)
- F313** Sch. 9 Form D heading: “(i)” inserted immediately after “D” (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), **Sch. 6 para. 2(a)**
- F314** Sch. 9 Form D: the word “Executed” substituted for “Signed” (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), **Sch. 6 para. 2(b)**
- F315** Sch. 9 Form D(ii) inserted (10.11.2008) by [The Land Registration \(Amendment\) Rules 2008 \(S.I. 2008/1919\)](#), rule 2(1), **Sch. 6 para. 2(c)** (with rule 5)
- F316** Sch. 9 Form D(i) heading: the words “, acting by a director and its secretary or by two directors” inserted after “seal” (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), rules 1, **6**
- F317** Sch. 9 Form D(ii) heading: the words “without using a common seal,” inserted after “Acts,” (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), rules 1, **7**
- F318** Sch. 9 Form F heading: “(i)” inserted immediately after “F” and the words “, acting by two members” inserted after “seal” (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), rules 1, **8(a)**
- F319** Sch. 9 Form F: the word “Executed” substituted for “Signed” (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), rules 1, **8(b)**
- F320** Sch. 9 Form F(ii) inserted (1.10.2009) by [The Land Registration \(Amendment\) Rules 2009 \(S.I. 2009/1996\)](#), rules 1, **8(c)**
- F321** Sch. 9 Form E substituted (6.4.2018) by virtue of [The Land Registration \(Amendment\) Rules 2018 \(S.I. 2018/70\)](#), rule 1, **Sch. 2 para. 6**

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Note: All dispositions other than assents must be executed as a deed. In the case of an assent the words "as a deed" may be omitted.

**A. Where the instrument is to be executed personally by an individual —**

Signed as a deed by *(full name of individual)* in the presence of:

Signature

Signature of witness.....  
Name (in BLOCK CAPITALS)  
.....  
Address.....  
.....  
.....

**B. Where the instrument is to be executed by an individual directing another to sign on his behalf —**

Signed as a deed by *(full name of person signing)* at the direction and on behalf of *(full name of individual)* in [his][her] presence and in the presence of:

Sign here the name of the individual and your own name,  
eg: John Smith by Jane Brown

Signature of first witness.....  
Name (in BLOCK CAPITALS)  
.....  
Address.....  
.....  
.....

Signature of second witness.....

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Name (in BLOCK CAPITALS).....

Address.....

.....

.....

**{Form C. Where the instrument is to be executed by a company registered under the Companies Acts, or an unregistered company, using its common seal**

Executed as a deed by affixing the common seal of *(name of company)* in the presence of:

*Common seal of company*

Signature of director .....

Signature of [director] [secretary] .....

**D{(i)}. Where the instrument is to be executed by a company registered under the Companies Acts, or an unregistered company, without using a common seal[, acting by a director and its secretary or by two directors] —**

{Executed} as a deed by *(name of company)* acting by [a director and its secretary] [two directors]

*Signature* Director  
*Signature* [Secretary][Director]

**{D(ii) Where the instrument is to be executed by a company registered under the Companies Acts, [without using a common seal] acting by a director—**

Executed as a deed by *(name of company)* acting by a director in the presence of:

*Signature* Director

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Signature of Witness .....

Name (in BLOCK CAPITALS)

.....

Address:.....

.....

.....}

**[E. Where the instrument is to be executed on behalf of an overseas company without using a common seal—**

Executed as a deed by (name of company), a company incorporated in (territory), acting by (full name(s) of person(s) signing), who, in accordance with the laws of that territory, [is][are] acting under the authority of the company.

<p>Signature in the name of the company</p>   <p>Signature of Authorised [signatory][signatories]</p>
--

*Note: In the case of an overseas company having a common seal, the form of execution appropriate to a company registered under the Companies Acts may be used, with such adaptations as may be necessary, in place of execution by a person or persons acting under the authority of the company.]*

**F[(i)]. Where the instrument is to be executed by a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000, without using a common seal [, acting by two members] —**

[Executed] as a deed by (name of limited liability partnership) acting by two members

<p>Signature</p>  <p>Member</p>  <p>Signature</p>  <p>Member</p>
--

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**[F(ii). Where the instrument is to be executed by a limited liability partnership incorporated under the Limited liability Partnerships Act 2000, without using a common seal, acting by a single member—**

Executed as a deed by (*name of limited liability partnership*) acting by a member in the presence of:

Signature	Member
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Signature of Witness .....

Name (in BLOCK CAPITALS) .....

Address:.....

.....]

**NOTES**

- Form C substituted by Schedule 6, paragraph 1, Land Registration (Amendment) Rules 2008, with effect from 10 November 2008.
- In Form D(i), "(i)" inserted in the heading, and word in curly brackets substituted, by Schedule 6, paragraph 2, Land Registration (Amendment) Rules 2008, with effect from 10 November 2008. Words in square brackets inserted by r.6, Land Registration (Amendment) Rules 2009.
- Form D(ii) inserted by Schedule 6, paragraph 2, Land Registration (Amendment) Rules 2008, with effect from 10 November 2008. Words in square brackets inserted by r.7, Land Registration (Amendment) Rules 2009 with effect from 1 October 2009.
- Form E substituted by r.4 and Schedule 2, part 6, paragraph (6) Land Registration (Amendment) Rules 2018, with effect from 6 April 2018.
- In Form F(i), "(i)" inserted in the heading and word in square brackets substituted by r.8, Land Registration (Amendment) Rules 2009 with effect from 1 October 2009.
- Form F(ii) inserted by r.8, Land Registration (Amendment) Rules 2009 with effect from 1 October 2009.

**EXPLANATORY NOTE**

*This note is not part of the Rules)*

These Rules are made under the Land Registration Act 2002 (2002 c. 9) (the Act). The Act repeals the Land Registration Act 1925 (1925 c. 21). These Rules perform a similar function to the Land Registration Rules 1925 (S.R. & O. 1925/1093) made under the Land Registration Act 1925. Part 1 of the Rules makes provisions about the form and arrangement of the register to be kept under the Act. Part 2 makes provision about the indices to be kept under the Act. Part 3 makes provisions about applications to the registrar and objections to them; Part 4 deals with applications for first registration of land. Part 5 of the Rules makes provisions about cautions against first

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registration. Part 6 makes further provisions about applications to the registrar, dispositions of registered land, and the making of miscellaneous entries in the register.

Part 7 of the Rules makes provisions about notices within the meaning of section 32 of the Act.

Part 8 of, and Schedule 4 to, the Rules deal with restrictions within the meaning of section 40 of the Act. Part 9 makes provisions relating to charges. Part 10 of the Rules makes provisions about applications to the registrar to determine the exact line of a boundary, and agreements about accretion and diluvion. Part 11 of the Rules deals with applications to the registrar to upgrade the quality of title under section 62 of the Act and the use of the register to record defects in title. Part 12 makes provisions as to alterations of the register and correction of mistakes in an application or accompanying document.

Part 13 of, and Schedules 2, 5 and 6 to, the Rules make provisions about delivery of applications to the registrar by electronic means; inspection and copying of registers and documents; official copies; exempt information documents; and transitional period documents. The Part also deals with applications in connection with: court proceedings, insolvency and tax liability; information about the day list, electronic discharges of charges and inspection of title plans; historical information; official searches; and information requested about official searches.

Part 14 of the Rules covers a number of miscellaneous and special cases, and in particular makes provisions about (together with Schedule 7) strict settlements under the Settled Land Act 1925 (1925 c. 18) and (together with Schedule 8) applications for registration in connection with adverse possession of land and rentcharges.

Part 15 of the Rules makes provisions about: the content, address for service, and service of notices given by the registrar; use of specialist assistance by the registrar; production of documents to, and the making of orders for costs by, the registrar; the retention and return of documents by the registrar; the use of forms prescribed by the Rules; documents accompanying applications; and when the land registry is to be open to the public. Rule 217 is a general interpretation rule and Part 16 makes transitional provisions about cautions against dealings under the Land Registration Act 1925, and rentcharges.

Schedule 1 to the Rules contains the various Forms prescribed by them. Schedules 3 and 9 to the Rules prescribe certain forms of declaration, execution etc.

A Regulatory Impact Assessment has been prepared and placed in the library of each House of Parliament. Copies can be obtained from the Land Registry, 32 Lincoln's Inn Fields, London WC2A 3PH.

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