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SCHEDULE

AMENDMENT OF THE LAND REGISTRATION RULES

FORM 1

Application by a Solicitor for first registration (rule 11(1))

LAND REGISTRY

<ul style="list-style-type: none"> • Use a separate form for each title to be registered • Complete panels in typescript or capital letters • Form 3 <u>must</u> be used where the application is based on <u>adverse possession</u>. 	FOR OFFICIAL USE ONLY DOCUMENT No.
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1. Description of the land *Indicate how the land is shown on the map. The map must be based on the latest available Ordnance Survey Address Centred Extract (ACE) map. In cases of a very small plot or of an area of complex ordnance survey detail e.g. an apartment or flat forming part of a building, the location map must be supplemented by a larger scale plan.*

“The land” The land shown

 on the attached map being land situate at/known as

 County (See Panels 7 or 8 for registration of claims as to appurtenances or easements)

NB: Boundaries will be registered in accordance with the map attached to the Form 1 only

2. Applicants *Enter the full name and address in the United Kingdom (including Postcode) of each applicant. If any applicant is a personal representative state this and include the name and former address of the deceased.*

“The Applicant”

3. Limited Ownership *Only complete this panel where there is a settlement.*

The land is held under a settlement which is contained in and the Applicant is/are limited owner(s) having the powers of a tenant for life under the Settled Land Acts 1882-90 in respect of the estate specified in **Panel 5**.

The Trustees for the purposes of the Settled Land Acts are

.....

4. Co-owners *Where there is more than one Applicant, tick appropriate box and complete as necessary. (If the panel is not completed co-owners will be assumed to be joint tenants).*

The applicants are:

joint tenants

tenants in common in the following shares:¹

(if shares are not indicated equal shares will be assumed)

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5. Applicant's estate and class of title sought *Tick appropriate box and complete as necessary.*

Good Fee Farm Grant by virtue of a Fee Farm Grant dated between and

(if original is not available or return is required lodge certified copy or provide a Deed more than 20 years old reciting its existence).

Good Leasehold estate by virtue of a Lease dated between and for years

(if original is not available or return is required lodge certified copy or provide a Deed more than 20 years old reciting its existence).

Absolute Leasehold estate by virtue of a Lease dated between and for years. The Lessor holds the title to the freehold under a Conveyance dated (if original deeds are not available or return is required, lodge certified copies).

Fee simple absolute. The root of title is a Conveyance dated between and

(Must be a Conveyance for value made at least 15 years ago. If not see below. If original is not available or return is required, lodge certified copy.)

Qualified title commencing with a Conveyance dated between and

The title is qualified because *(tick and complete the appropriate box and set out details of the reasons for the qualification).*

The Conveyance comprising the root of title is less than 15 years old.

The root of title is a voluntary conveyance.

The Applicant's predecessors in title acquired the land by way of adverse possession and there is no root of title other than the deed mentioned in Panel 6. (If no deeds are available application must be in Form 3.)

.....

N.B. If any relevant above Deeds have been lost or destroyed certified copy memorials can be accepted instead as good secondary evidence.

6. Acquisition *Give particulars of the deed by which the Applicant acquired the land.*

The applicants acquired the land on

by virtue of a deed of

dated between and

7. Appurtenant Rights *Only complete this panel if an appurtenant right is being claimed.*

The Applicant claims, under Rule 147, that the land has the benefit of an appurtenant right comprised in a Deed of

dated

and made between and

being a right

[shown coloured on map attached to the said Deed].

[NB: Mapping of this right will not be carried out by Land Registry. A note of a claimed appurtenant right will only be registered where the requisite additional fee has been paid.]

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8. Easements Only complete this panel if a note as to the existence of an easement created prior to first registration under Schedule 5 of 1970 Act is to be registered.

Land subject to a right comprised in a Deed of dated
and made between and being a right [shown coloured
..... on map attached to the said Deed].

[NB: Mapping of this right will not be carried out by Land Registry. A note of the existence of a Schedule 5 burden will only be registered where the requisite additional fee has been paid.]

9. Certificate of Title

I hereby certify as follows:

- (a) I act for the Applicant in relation to the land and I have investigated the title fully.
- (b) All necessary searches and enquiries have been made.
- (c) I believe that the Applicant is in undisputed possession of the land or in sole receipt of the rents and profits thereof and I am satisfied that the land is not subject to any burden requiring entry on the title register except for the matters listed in the Schedule hereto. The applicant is entitled to the benefit of such appurtenant right (if any) as is referred to in Panel 7.
- (d) None of the persons named as Applicant is a minor or a bankrupt or the subject of insolvency proceedings or is a company which does not have power to hold, sell, mortgage, lease, or otherwise deal with the land.
- (e) I am not aware of any circumstances whereby the Applicant's title may be set aside or impeached in any matter whatsoever under the Insolvency (Northern Ireland) Order 1989.
- (f) The person or persons (if any) identified in the Schedule as being entitled to the interest of the mortgagee or chargee under a mortgage or charge is/are entitled to be registered as owner of that mortgage or charge and as solicitor for such person(s) I apply for registration of ownership.
- (g) All material information has been supplied and I enclose the documents mentioned in Panels 5 and 6, and mortgage or charge to be registered and any other document mentioned in Panels 7 or 8 or in the Schedule hereto.
- (h) The applicant is entitled to be registered as owner of the land for the estate and with the class of title stated above subject only to the burdens listed in the Schedule hereto and I request registration accordingly.

Signature of partner or authorised Solicitor:

(Signature must be of a qualified Solicitor not that of the firm)

Date Name of Firm

10. Check List

- Have you completed the Schedule of Burdens overleaf?
- Have you enclosed—
 - (a) the root of title
 - (b) the assurance to the Applicant
 - (c) any mortgage or other document referred to in Panels 7 or 8 or in the Schedule?
- Have you marked the boundaries on the map?
- Have you attached the map to this application form and have you checked the boundaries are correctly shown on the map and indicated correctly the entire property?
- Have you signed the certificate?

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Important: Please read these instructions carefully before completing the Schedule

- (1) List burdens **in order of priority** (eg.
 - 1. Fee Farm Rent and Grantees covenants referred to in the Fee Farm Grant mentioned in Panel 5,
 - 2. Mortgage dated between and
- (2) Since **easements** affect land without registration (see Schedule 5 of the Land Registration (NI) Act 1970), they should **not** be listed as burdens - see Panel 8 instead.
- (3) Where the land is subject to a **mortgage or charge** give details of the date and parties and state the name and address of the person now entitled to the mortgage or charge. In the case of a floating charge, state whether it has crystallised.
- (4) If all of the land or only part of the land is affected by a burden e.g. **a Lease**, state this and identify that part by reference to the map and state the date, parties, term and rent relevant to the Lease.
- (5) **Covenants** and conditions may be referred to in general terms (e.g. contained in the said Fee Farm Grant).
- (6) If the land is indemnified against a rent, give full details of the rent and the indemnity and identify any relevant documents.
- (7) Where the Applicant holds the land **subject to but with the benefit of a lease** which requires to be registered as a burden state the date, parties, term and rent.

SCHEDULE-BURDENS

<i>Item No.</i>	<i>Particulars of burdens - delete those not relevant; include any others not referred to.</i>
	Yearly rent reserved by Lease dated [indemnified as set forth in Deed dated between and]. Yearly Fee Farm Rent and grantees covenants contained in Fee Farm Grant dated [indemnified as set forth in Deed dated between and]. Northern Ireland Housing Executive Discount Charge. Northern Ireland Housing Executive option to purchase Charge. [Part of] the land [shown..... on the attached map] is subject to a Lease dated between and for years at yearly rent of Covenant(s) contained in Deed dated between and Right of Residence in favour of [Mortgage] [Charge] dated between and

- (b) Delete Form 2
- (c) For Form 43 [Rule 92] substitute—