

Land Registration Act 1925

CHAPTER 21

LAND REGISTRATION ACT 1925

PART I

PRELIMINARY

- 1 Registers to be continued.
- 2 What estates may be registered.
- 3 Interpretation.

PART II

REGISTRATION OF LAND

Freehold Land

- 4 Application for registration of freehold land.
- 5 Effect of first registration with absolute title.
- 6 Effect of first registration with possessory title.
- 7 Qualified title.

Leasehold Land

- 8 Application for registration of leasehold land.
- 9 Effect of first registration with absolute title.
- 10 Effect of first registration with good leasehold title.
- 11 Effect of first registration with possessory title.
- 12 Qualified title.

Preliminaries to Registration

- 13 Regulations as to examination of title by registrar.
- 14 Evidence required before registration.

Status: Point in time view as at 01/02/1991. Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 1925 (repealed). (See end of Document for details)

- 15 Production of deeds.
- 16 Deeds to be marked with notice of registration.
- 17 Costs of application for registration.

PART III

REGISTERED DEALINGS WITH REGISTERED LAND

Dispositions of Freehold Land

- 18 Powers of disposition of registered freeholds.
- 19 Registration of disposition of freeholds.
- 20 Effect of registration of dispositions of freeholds.

Dispositions of Leasehold Land

- 21 Powers of disposition of registered leaseholds.
- 22 Registration of dispositions of leaseholds.
- 23 Effect of registration of dispositions of leaseholds.
- 24 Implied covenants on transfers of leaseholds.

Charges on Freehold and Leasehold Land

- 25 Proprietor's power to create charges.
- 26 Registration of charges.
- 27 Terms of years implied in or granted by charges.
- 28 Implied covenants in charges.
- 29 Priorities of registered charges.
- 30 Protection of charges for securing further advances.
- 31 Alteration of charges.
- 32 Provisions when charge registered in names of several proprietors.
- 33 Transfer of charges.
- 34 Powers of proprietor of charge.
- 35 Discharge of charges.
- 36 Rules as to subcharges.

As to Dealings generally

- 37 Powers of persons entitled to be registered.
- 38 Certain provisions of the Law of Property Act to apply.
- 39 Deeds off register, how far to be void.
- 40 Creation and discharge of restrictive covenants.

Transmissions of Land and Charges on Death and Bankruptcy

- 41 Transmissions of land and charges on death of proprietor.
- 42 Transmissions on bankruptcy of proprietor.
- 43 Effect of transmissions.
- 44 Vesting of term or subterm on transmission of charge.
- 45 Proof of transmission of registered proprietorship.

Subsidiary Provisions

- 46 Determination or variation of leases, incumbrances, etc.
- 47 Vesting instruments and dispositions in name of proprietor.

Status: Point in time view as at 01/02/1991.

Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 1925 (repealed). (See end of Document for details)

PART IV

NOTICES, CAUTIONS, INHIBITIONS AND RESTRICTIONS

Notices

- 48 Registration of notice of lease.
- 49 Rules to provide for notices of other rights, interests and claims.
- 50 Notices of restrictive covenants.
- 51 Notice of manorial incidents.
- 52 Effect of notices.

Cautions

- 53 Cautions against first registration.
- 54 Cautions against dealings.
- 55 Effect of cautions against dealings.
- 56 General provisions as to cautions.

Inhibitions

57 Power for court or registrar to inhibit registered dealings.

Restrictions

58 Power to place restrictions on register.

Protection of various Interests

- 59 Writs, orders, deeds of arrangement, pending actions, &c.
- 60 Notice of incumbrances registered under the Companies Act.
- 61 Protection of creditors prior to registration of trustee in bankruptcy.
- Rules to be made as to certain details.

PART V

LAND AND CHARGE CERTIFICATES

- 63 Issue of land and charge certificates.
- 64 Certificates to be produced and noted on dealings.
- 65 Deposit at registry of certificate of mortgaged land.
- 66 Creation of liens by deposit of certificates.
- 67 Issue of new certificates.
- 68 Certificates to be evidence.

PART VI

GENERAL PROVISIONS AS TO REGISTRATION AND THE EFFECT THEREOF

- 69 Effect of registration on the legal estate.
- 70 Liability of registered land to overriding interests.
- 71 Dispositions by virtue of overriding interests.
- 72 Appurtenances.
- 73 Inland Revenue charge for capital transfer tax.
- 74 Notice of trust not to affect registered dealing.
- 75 Acquisition of title by possession.
- 76 Description of registered land.
- 77 [Conversion of possessory into absolute or good leasehold title.

Status: Point in time view as at 01/02/1991. Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 1925 (repealed). (See end of Document for details)

- 78 Provisions as to undivided shares in land.
- 79 Addresses for service and notices.
- 80 Bona vacantia and forfeiture.
- 81 Power to remove land from the register.

PART VII

RECTIFICATION OF REGISTER AND INDEMNITY

82	Rectification of the register.
83	Right to indemnity in certain cases.

- 84 Application of indemnity in case of settled land.
- 85

PART VIII

APPLICATION TO PARTICULAR CLASSES OF LAND

- 86 Registration of settled land.
- 87 Changes of ownership of settled land.
- 88 Settlement may be filed in registry.
- 89 Registrar's certificate authorising proposed dealing with settled land.
- 90 Charges for money actually raised.
- 91 Minorities.
- 92 Rights of tenants for life and statutory owners to be registered as proprietors.
- 93 As to persons in a fiduciary position.
- 94 Land held on trust for sale.
- 95 Restriction on number of trustees.
- 96 Crown and Duchy land.
- 97 Foreshore.
- 98 Land subject to charitable trusts.
- 99 Land belonging to benefices.
- 100 Small holdings.

PART IX

UNREGISTERED DEALINGS WITH REGISTERED LAND

Powers of dealing with Registered Land off the Register

- 101 Dispositions off register creating "minor interests."
- 102 Priorities as between minor interests.
- Obligation to give effect on the register to certain minor interests.
- 104 Protection of leases granted under statutory powers by persons other than registered proprietor and restriction on power.
- 105 As to minor interests in mortgage debts.
- 106 Creation and protection of mortgages of registered land.
- 107 Power for proprietors to bind successors and to enforce contracts.
- 108 Acquisition of easements and other benefits.
- 109 Restriction on exercise of powers off the register.

PART X

MISCELLANEOUS PROVISIONS

110 Provisions as between vendor and purchaser.

Status: Point in time view as at 01/02/1991.

Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 1925 (repealed). (See end of Document for details)

111 111A 112 113 113A 114 115 116 117 118	†Infants, defectives and lunatics. Caution relating to right to manage Inspection of register and other documents at Land Registry. Office copies to be evidence. Inspection etc.—supplementary. Fraudulent dispositions how far to be void. Penalty for suppression of deeds and evidence. Penalty for certain fraudulent acts. Punishment of misdemeanors
	PART XI
	COMPULSORY REGISTRATION
120	Power to make orders rendering registration compulsory in certain areas.
121, 122 123 123A 124 125	Effect of Act in areas where registration is compulsory. Compulsory registration: effect of requirement to register. Compulsory provisions bind the Crown. Special provisions as to orders affecting Ridings of Yorkshire.
	PART XII
	ADMINISTRATIVE AND JUDICIAL PROVISIONS
	His Majesty's Land Registry
126 127 128 129 130 131	His Majesty's Land Registry. Conduct of business by registrar. Power for registrar to summon witnesses. Interchange of information between Land Registry and other Departments. Statutory acknowledgments on return of documents. Indemnity to officers of registry.
	District Registries
132 133 134	Power to form district registries by general orders. Powers of district registrar, and appeals from him. Application of general orders, &c. to districts.
	Local Registries of Deeds
135 136	Exemption of land registered under Act from registry of deeds. Power to transfer Yorkshire registries to land registry.
	Provisions as to the Land Registry Act, 1862
137	Provisions as to the Land Registry Act, 1862.
	Description and Powers of the Court
138 139	Jurisdiction of High Court and county courts. Powers of court in action for specific performance.

SCHEDULE —

Status: Point in time view as at 01/02/1991.

Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 1925 (repealed). (See end of Document for details)

140	Power of registrar to state case for the court.
141	Intervention of court in case of persons under disability.
142	Power for court to bind interests of persons under disability.
143	Appeals.
	PART XIII
RULES	S, FEE ORDERS, REGULATIONS, SHORT TITLE, COMMENCEMENT AND EXTENT
144	Power to make general rules.
145	Power to make Fee Orders and principles on which fees determined.
146	* *
147	Repeals, savings and construction.
148	Short title, commencement and extent.

Status:

Point in time view as at 01/02/1991.

Changes to legislation:

There are currently no known outstanding effects for the Land Registration Act 1925 (repealed).