

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

SCHEDULE 1

Rule 3 Rule 10 Rule 11

Application by Purchaser for Official Search with priority in respect of the whole of the land in a title

HM Land Registry

Form 94A

(Land Registration (Official Searches) Rules 1988)
For an official search of part of the land in a title use form 94B.

.....District Land Registry	For official use
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County and district (or London Borough) (Enter opposite)																									
Title number (Enter opposite)																									
Full name(s) of the registered proprietor(s) (Enter opposite)																									
Date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register.																									
Full name(s) of the applicants (i.e. purchaser(s) lessee(s) or chargee(s)) (Enter opposite)																									
I/ We certify that the applicant(s) intend(s) to: (Enter X in the appropriate box opposite)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; border: 1px solid black;"><input type="checkbox"/> P</td> <td style="padding: 0 5px;">purchase</td> <td style="text-align: center; border: 1px solid black;"><input type="checkbox"/> L</td> <td style="padding: 0 5px;">take a lease</td> <td style="text-align: center; border: 1px solid black;"><input type="checkbox"/> C</td> <td style="padding: 0 5px;">lend money</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">of</td> <td></td> <td></td> <td style="padding: 0 5px;">on the security</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="padding: 0 5px;">of a registered</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="padding: 0 5px;">charge on</td> </tr> </table> <p style="text-align: center;">the whole of the land in the above title</p>	<input type="checkbox"/> P	purchase	<input type="checkbox"/> L	take a lease	<input type="checkbox"/> C	lend money			of			on the security						of a registered						charge on
<input type="checkbox"/> P	purchase	<input type="checkbox"/> L	take a lease	<input type="checkbox"/> C	lend money																				
		of			on the security																				
					of a registered																				
					charge on																				
Address, including any postcode, or short description of property (Enter opposite)																									

A. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are acting for the applicant(s) I/We certify that I/ we hold the duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the above mentioned registered proprietor(s) to inspect the register of the above title or that I/we also act for the registered proprietor(s).	In either case indicate this by entering X in the box below <input type="checkbox"/> A	B. Where solicitor(s)/ licensed conveyancer(s) / recognised body is/ are not acting for the applicant(s) The duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the registered proprietor(s) to inspect the register of the above title accompanies this application.	Indicate this by entering X in the box below <input type="checkbox"/> B
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Key number	Complete this panel using BLOCK LETTERS and insert the name and address to which the official certificate of result of search is to be sent.
Reference	

Application is made to ascertain whether any adverse entry has been made in the register or daylist since the date shown above.
Signed
Date
Telephone No.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

Application by Purchaser for Official Search with priority in respect of the whole of the land in a pending first registration application

HM Land Registry

Form 94A (FR)

(Land Registration (Official Searches) Rules 1988)
For an official search of part of the land in pending first registration application use form 94B (FR).

District Land Registry

For official use

County and district (or London Borough) (Enter opposite)													
Title number allotted to the pending first registration application (Enter opposite)													
Full name(s) of the person(s) applying for first registration of, or of a charge over, the property below (Enter opposite)													
Full name(s) of the applicants (i.e. purchaser(s) lessee(s) or chargee(s)) (Enter opposite)													
I/ We certify that the applicant(s) intend(s) to: (Enter X in the appropriate box opposite)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border: 1px solid black; width: 30px; height: 20px;"><input type="checkbox"/> P</td> <td style="padding: 0 5px;">purchase</td> <td style="text-align: center; border: 1px solid black; width: 30px; height: 20px;"><input type="checkbox"/> L</td> <td style="padding: 0 5px;">take a lease</td> <td style="text-align: center; border: 1px solid black; width: 30px; height: 20px;"><input type="checkbox"/> C</td> <td style="padding: 0 5px;">lend money</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center; padding: 0 5px;">of</td> <td colspan="3"></td> </tr> </table> <p style="margin-left: 100px;">on the security of a registered charge on</p> <p style="margin-left: 100px;">the whole of the land subject to the pending first registration application</p>	<input type="checkbox"/> P	purchase	<input type="checkbox"/> L	take a lease	<input type="checkbox"/> C	lend money			of			
<input type="checkbox"/> P	purchase	<input type="checkbox"/> L	take a lease	<input type="checkbox"/> C	lend money								
		of											
Address, including any postcode, or short description of property (Enter opposite)													

<p>A. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are acting for the applicant(s) I/ We certify that I/ we hold the duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the above mentioned applicant(s) for first registration/ chargee(s) to inspect the pending first registration application or that I/ we also act for the applicant(s) for first registration/ chargee(s).</p>	<p>In either case indicate this by entering X in the box below</p> <table border="1" style="margin: auto;"> <tr> <td style="width: 30px; height: 20px;"></td> <td style="width: 20px; text-align: center;">A</td> </tr> </table>		A	<p>B. Where solicitor(s)/ licensed conveyancer(s) / recognised body is/ are not acting for the applicant(s) The duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the applicant(s) for first registration/ chargee(s) to inspect the pending first registration application accompanies this application.</p>	<p>Indicate this by entering X in the box below</p> <table border="1" style="margin: auto;"> <tr> <td style="width: 30px; height: 20px;"></td> <td style="width: 20px; text-align: center;">B</td> </tr> </table>		B
	A						
	B						

Key number	Complete this panel using BLOCK LETTERS and insert the name and address to which the official certificate of result of search is to be sent.
Reference	

Application is made to ascertain whether any adverse entry has been made in the daylist since the date of the pending first registration application.
Signed
Date
Telephone No.

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**Application by Purchaser for
Official Search with
priority in respect of
part of the land in a title**

HM Land Registry

Form 94B

(Land Registration (Official Searches) Rules 1988)
For an official search of whole of the
land in a title use form 94A.

.....District Land Registry

For official use

County and district (or London Borough) (Enter opposite)	
Title number (Enter opposite)	
Full name(s) of the registered proprietor(s) (Enter opposite)	
Date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register.	
Full name(s) of the applicants (i.e. purchaser(s) lessee(s) or chargee(s)) (Enter opposite)	
I/ We certify that the applicant(s) intend(s) to: (Enter X in the appropriate box opposite)	<input type="checkbox"/> P purchase <input type="checkbox"/> L take a lease <input type="checkbox"/> C lend money on the security of a registered charge on the undermentioned part of the land in the above title
Property to be purchased, leased or charged complete either (a) or (b) opposite (a) where an estate layout plan has been approved in the Land Registry (i) the plot number(s) and (ii) the date of approval of the estate plan or (b) in all other cases the address, including any postcode, (or the short description) of the property referring to a plan. The plan submitted should be a copy of that which will be bound up in the protected instrument. Please attach a copy of the plan to the duplicate search.	(a) (i) Plot Number(s)
	(ii) Date of Approval
	(b) shown on the attached plan

A. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are acting for the applicant(s) I/ We certify that I/ we hold the duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the above mentioned registered proprietor(s) to inspect the register of the above title or that I/we also act for the registered proprietor(s).	In either case indicate this by entering X in the box below <input type="checkbox"/> A	B. Where solicitor(s)/ licensed conveyancer(s) / recognised body is/ are not acting for the applicant(s) The duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the registered proprietor(s) to inspect the register of the above title accompanies this application.	Indicate this by entering X in the box below <input type="checkbox"/> B

Key number	Complete this panel using BLOCK LETTERS and insert the name and address to which the official certificate of result of search is to be sent.
Reference	

Application is made to ascertain whether any adverse entry has been made in the register or daylist since the date shown above.
Signed
Date
Telephone No.

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Application by Purchaser for Official Search with priority in respect of part of the land in a pending first registration application

HM Land Registry

Form 94B (FR)

(Land Registration (Official Searches) Rules 1988)
For an official search of the whole of the land in a pending first registration application use Form 94A(FR)

District Land Registry

For official use

County and district (or London Borough) (Enter opposite)	
Title number allotted to the pending first registration application (Enter opposite)	
Full name(s) of the person(s) applying for first registration of, or of a charge over, the property below (Enter opposite)	
Full name(s) of the applicants (i.e. purchaser(s) lessee(s) or chargee(s)) (Enter opposite)	
I/ We certify that the applicant(s) intend(s) to: (Enter X in the appropriate box opposite)	<input type="checkbox"/> P purchase <input type="checkbox"/> L take a lease <input type="checkbox"/> C lend money on the security of a registered charge on the undermentioned part of the land subject to the pending first registration application
Property to be purchased, leased or charged State the address, including any postcode, (or the short description) of the property referring to a plan. The plan submitted should be a copy of that which will be bound up in the protected instrument. Please attach a copy of the plan to the duplicate search.	shown on the attached plan

A. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are acting for the applicant(s) I/ We certify that I/ we hold the duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the above mentioned applicant(s) for first registration/ chargee(s) to inspect the pending first registration application or that I/we also act for the applicant(s) for first registration/ chargee(s).	In either case indicate this by entering X in the box below <input type="checkbox"/> A	B. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are not acting for the applicant(s) The duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the applicant(s) for first registration/ chargee(s) to inspect the pending first registration application accompanies this application.	Indicate this by entering X in the box below <input type="checkbox"/> B
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Key number	Complete this panel using BLOCK LETTERS and insert the name and address to which the official certificate of result of search is to be sent.
Reference	

Application is made to ascertain whether any adverse entry has been made in the daylist since the date of the pending first registration application.
Signed
Date
Telephone number

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**Application for
Official Search
without priority of the
entries in a Register**

HM Land Registry

Form 94C

(Land Registration (Official Searches) Rules 1988)

.....District Land Registry	For official use
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County and district (or London Borough) (Enter opposite)									
Title number (Enter opposite)									
Full name(s) of the registered proprietor(s) (Enter opposite)									
Date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register.									
Full name(s) of the applicant(s) (if other than the registered proprietor(s)) (Enter opposite)									
For a search in respect of the whole of the land in the above title state the address (or short description) of the property opposite									
For a search in respect of part of the land in the above title complete either (a) or (b) opposite (a) where an estate layout plan has been approved in the Land Registry (i) the plot number(s) and (ii) the date of approval of the estate plan or (b) in all other cases the address, including any postcode, (or the short description) of the property referring to a plan. Please attach a copy of the plan to the duplicate search.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;">(a) (i)</td> <td style="width: 40%; padding: 5px;">Plot Number(s)</td> </tr> <tr> <td style="padding: 5px;">(ii)</td> <td style="padding: 5px;">Date of Approval</td> </tr> <tr> <td style="padding: 5px;">(b)</td> <td style="padding: 5px;">shown</td> </tr> <tr> <td colspan="2" style="padding: 5px; text-align: right;">on the attached plan</td> </tr> </table>	(a) (i)	Plot Number(s)	(ii)	Date of Approval	(b)	shown	on the attached plan	
(a) (i)	Plot Number(s)								
(ii)	Date of Approval								
(b)	shown								
on the attached plan									

A. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are acting for the applicant(s) I/ We certify that I/ we hold the duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the above mentioned registered proprietor(s) to inspect the register of the above title or that I/we also act for the registered proprietor(s).	In either case indicate this by entering X in the box below	B. Where solicitor(s)/ licensed conveyancer(s) / recognised body is/ are not acting for the applicant(s) The duly signed written authority of [or of the solicitor(s)/ licensed conveyancer(s)/ recognised body for] the registered proprietor(s) to inspect the register of the above title accompanies this application or I am/ we are the registered proprietor(s)	In either case indicate this by entering X in the box below
<input type="checkbox"/> A	<input type="checkbox"/> B		

Key number	Complete this panel using BLOCK LETTERS and insert the name and address to which the official certificate of result of search is to be sent.
Reference	

Application is made to ascertain whether any adverse entry has been made in the register or daylist since the date shown above.
Signed
Date
Telephone No.

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Official Certificate of the Result of Search

HM Land Registry

Form 94D

(Land Registration (Official Searches) Rules 1988)

It is certified that the official search applied for has been made with the following result:-

Since 19

Official Certificate of the Result of Search

HM Land Registry

Form 94E

(Land Registration (Official Searches) Rules 1988)

It is certified that the official search applied for has been made with the following result:-

The property specified is the subject of a pending first registration application made by
received on

Since that date (no) (only the following) applications which may affect have been received

WARNING

The pending first registration application has not yet been completed and this certificate:-

- (1) **does not** guarantee that any registered title will be granted pursuant to the pending first registration application;
- (2) **does not** secure that, if any title is granted, it will be of the class for which application has been made;
- (3) **does not** provide any information as to the entries which, if a title is granted, may be made on the register as a result of the documents or other evidence of title produced in connection with the pending first registration application, including any charge which may have accompanied such application. Information as to such matters, if required, should therefore be sought from the person who has applied for first registration.

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Application for a Certificate of Inspection of the Filed Plan

HM Land Registry

Form 101

(Rule 11 Land Registration (Official Searches) Rules 1988)

.....District Land Registry

Administrative County and District or London Borough Title number

Address, including any postcode, (or short description) of the property

Full name(s) of the registered proprietors Full name(s) of applicant(s) if other than the registered proprietor

Application is made for an inspection of the filed plan of the above mentioned title to ascertain whether the property described above:

(Please put an X and enter details in the appropriate box(es))

being plot no. on the estate layout plan approved by the Land Registry on (date)

shown on the attached plan

is in the above-mentioned title and, if so, whether it is affected by any colour or other references shown on the said filed plan.

Authority. (Please put an X in the appropriate box)

A. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are acting for the applicants
B. Where solicitor(s)/ licensed conveyancer(s)/ recognised body is/ are not acting for the applicant(s)

Solicitor's/ licensed conveyancer's/ recognised body's name and address (including postcode)

Signed Date

Solicitor's/ licensed conveyancer's/ recognised body's reference:-

Telephone Number

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Certificate of Inspection of Filed Plan

HM Land Registry

Form 102

(Rule 11 Land Registration (Official Searches) Rules 1988)

To be completed by HM Land Registry

Title Number _____

Property _____

The filed plan of the above-mentioned title has been inspected and it is certified that:

(only the statements opposite the box(es) marked with an X apply)

(1) (a) plot number _____ on the estate plan approved for the purpose of official searches and inspections by HM Land Registry on _____ is in the above-mentioned title.

(b) the land shown _____ on the plan supplied by you and returned herewith is in the above-mentioned title.

(2) (a) The said plot or land is not affected by any colour or other reference shown on the filed plan and mentioned in the entries on the register.

(b) the said plot or land is _____

on the filed plan but is not affected by any other colour or other reference shown on the filed plan and mentioned in the entries on the register.

Date _____

Remarks (if any) _____

SCHEDULE 2

Rule 3(6)

PARTICULARS TO BE SUPPLIED FOR AN OFFICIAL SEARCH OTHERWISE THAN IN DOCUMENTARY FORM WITH OR WITHOUT PRIORITY

A. The type of search (state "whole search" or "part search")

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B. Whether or not the applicant is seeking a search with priority (state “with priority” or “without priority”)

C. The title number

D. A short description of the property

E. The full names of the registered proprietors

F. The date from which the search is to be made being either the date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register

G. The full names of the persons on whose behalf application is made

H. Unless the application is made under rule 10 of these rules the nature of the intended transaction (state “PURCHASE”, “NEW LEASE” or “REGISTERED CHARGE”)

I. The plot number (to be completed only in respect of searches of part of the land in a title)

J. The date of approval of the estate plan (to be completed only in respect of searches of part of the land in a title)

K. Confirmation, in the case of a search against a registered title, that the applicant holds the duly signed written authority of the registered proprietor or of his solicitor or licensed conveyancer to inspect the register of the title against which the search is being made or that the applicant is also the solicitor or licensed conveyancer for the registered proprietor thereof or, in the case of a pending first registration application, that the applicant holds the duly signed written authority of a person who has applied to be registered as proprietor of, or of a legal charge affecting, the land subject to the application or of the solicitor or licensed conveyancer for such person or that the applicant is also the solicitor or licensed conveyancer for such person

L. Applicant’s name and address

M. Applicant’s reference

NOTE: Only the letters of the paragraphs and the details of the information contained therein need be given.

L. Applicant’s name and address

M. Applicant’s reference

NOTE: Only the letters of the paragraphs and the details of the information contained therein need be given.

SCHEDULE 3

Rule 3 (9)

PART I

information to be included in the result of search issued in form 94d

A. Details of any adverse entries made on the register since the date specified in the application for search from which the search is to be made

B. Notice of the entry of any pending application affecting the relevant title entered on the day list pursuant to rule 7A of the principal rules

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C. Notice of the entry of any official search the priority period of which has not expired and which is entered on the day list pursuant to rule 3 of these rules or rule 3 of the Land Registration (Official Searches) Rules 1986

PART II

information to be included in the result of a search issued in form 94e

- A. Full name(s) of the person(s) who have applied for first registration of the land
- B. The date upon which the pending first registration application is deemed to have been received at the proper office under rule 24 of the principal rules
- C. Notice of the entry of any pending application affecting the land sought to be registered and entered on the day list subsequent to the date upon which the pending first registration application was lodged
- D. Notice of the entry of any official search the priority period of which has not expired and which is entered on the day list pursuant to rule 3 of these rules

PART III

information to be included in the result of a search otherwise than in documentary form

- A. In the case of registered land, the title number or, in the case of a pending first registration application, the title number followed by the words “allotted on first registration”
- B. The search certificate number (if any)
- C. Property description, if search is of part (if search is of whole this will be stated)
- D. In the case of registered land, the full name(s) of the registered proprietor(s) or in the case of a pending first registration application, the full name(s) of the person(s) applying to be registered as proprietor(s) of the land
- E. The names of the persons on whose behalf the application was made
- F. The nature of the intended transaction, if any
- G. In the case of registered land, the date from which the search has been made or, in the case of a pending first registration application, the date upon which that application is deemed to have been delivered
- H. Details of the result of search in accordance with Part I of this Schedule or, in the case of a pending first registration application, paragraphs C and D of Part II of this Schedule
- I. Details of priority
- J. Applicant’s reference

SCHEDULE 4

Rule 8 (2) Rule 9 (2)

PART I

particulars to be supplied when a search is made by telephone

- A. The title number and a short description of the property
- B. In the case of registered land, the full name of the proprietor who has given authority to inspect the register or, in the case of a pending first registration application, the full name of the person applying for registration of, or of a legal charge over, the land subject to such application who has given authority to inspect in relation to that pending first registration application
- C. The name, address and telephone number of the solicitor or licensed conveyancer making the application together with the name of the person for whom he is acting
- D. In the case of a search of the register, the date from which the search is to be made

PART II

information to be included in the result of a search made by telephone

- A. The title number
- B. A statement whether the search has extended to the whole or been limited to a part of the land comprised in the registered title or the land subject to the pending first registration application as the case may be
- C. A short description of the property
- D. In the case of registered land, the date from which the search has been made or, in the case of a pending first registration application, the date upon which that application is deemed to have been received at the proper office
- E. The result given in accordance with Part I of Schedule 3 in the case of registered land and paragraphs C and D of Part II of Schedule 3 in the case of a pending first registration application

SCHEDULE 5

Rule 8 (3) Rule 9 (3)

PART I

form of application for search of register by telex

particulars to be supplied

- A. [The title number]
- B. [A short description of the property and print “whole search” or “part search”]
- C. [In the case of a search of the register, the date from which the search is to be made, or, in the case of a pending first registration application, print “First Registration”]
- D. [The full name(s) of the proprietor(s) or, in the case of a pending first registration application, the person(s) applying for registration of, or of a legal charge over, the land subject to the pending first

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registration application who has authorised the inspection of the register or pending first registration application as the case may be]

E. [The name and Telex address of the solicitor or licensed conveyancer making the application]

F. [The name of the person(s) on whose behalf the application is made]

NOTE: Only the letters of the paragraphs and the reply to the request for information contained therein need be given

PART II

result of search

A. [In the case of a registered title, the title number or, in the case of a pending first registration application, the title number followed by the words “allotted on first registration”]

B. [If the search was made in respect of the whole of the land in the registered title, “whole” will be printed. If it was in respect of a part only, the description of the property will be given]

C. [The date from which the search has been made or, in the case of a pending first registration application, the date upon which that application is deemed to have been received at the proper office]

D. [Details of the result of search as set out in Part I of Schedule 3 to these rules or, in the case of a pending first registration application, as set out in paragraphs C and D of Part II of Schedule 3 to these rules. If there are no such details to be supplied “Nil” will be printed]

SCHEDULE 6

Rule 11 (4) Rule 11 (6)

PART I

particulars to be supplied in the case of an application for a certificate of inspection of the filed plan made otherwise than in documentary form

A. State “Filed Plan Inspection Request”

B. The title number

C. Description of the property in the above title

D. The plot number

E. The date of approval of approved estate plan

F. Full name(s) of the registered proprietor(s)

G. The full name(s) of the applicant(s) if other than the registered proprietor(s)

H. Confirmation that the applicant holds the duly signed written authority of the registered proprietor or his solicitor or licensed conveyancer to inspect the register against which the search is being made or that the applicant is the solicitor or licensed conveyancer for the registered proprietor

I. Applicant’s name and address

J. Applicant’s reference

PART II

information to be included in the certificate of inspection of filed plan

- A. The title number
- B. Property description including the plot number on the approved estate plan
- C. Confirmation that the said plot is in the title or otherwise
- D. Details of any reference(s) on the filed plan which affect(s) the plot or confirmation that there are no references shown on the filed plan which affect the plot
- E. Any further information which is needed in order to interpret the entries on the register
- F. Applicant's reference