



Land Registration Act (Northern Ireland) 1970

1970 CHAPTER 18

PART IV

DEALINGS WITH REGISTERED LAND

GENERAL PROVISIONS

35 Words of transfer.

- (1) Subject to subsection (2) and to section 34(3)—
- (a) a document of transfer of a registered freehold estate without words of limitation shall be construed as passing the fee simple, or other the whole estate which the transferor had power to transfer, unless a contrary intention appears in the document of transfer;
 - (b) a document of transfer of a registered freehold estate to a corporation sole by his corporate designation without the word “successors” shall be construed as passing the fee simple, or other the whole estate which the transferor had power to transfer, unless a contrary intention appears in the document of transfer;
 - (c) in a document of transfer of any registered land, a resulting use or trust for the transferor shall not be implied merely by reason that the property is not expressed to be transferred to the use or benefit of the transferee; and
 - (d) [^{F1} without prejudice to Article 10 of the Property (Northern Ireland) Order 1978] a registered owner of a freehold estate may transfer estates therein to several persons in succession, including himself, and co-registered owners of a freehold estate may transfer estates therein to themselves, without the necessity of a grant to uses or the creation of a trust for that purpose.
- (2) Subsection (1) shall apply only to documents of transfer executed after the commencement of this Act.

Changes to legislation: *Land Registration Act (Northern Ireland) 1970, Section 35 is up to date with all changes known to be in force on or before 06 August 2019. 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) [View outstanding changes](#)*

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Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- Sch. 11 para. 53 inserted by [2018 c. 5 Sch. 12 para. 1](#)