



# Land Registration Act 2002

## 2002 CHAPTER 9

### PART 2

#### FIRST REGISTRATION OF TITLE

#### CHAPTER 1

#### FIRST REGISTRATION

#### *Classes of title*

### **9 Titles to freehold estates**

- (1) In the case of an application for registration under this Chapter of a freehold estate, the classes of title with which the applicant may be registered as proprietor are—
  - (a) absolute title,
  - (b) qualified title, and
  - (c) possessory title;and the following provisions deal with when each of the classes of title is available.
- (2) A person may be registered with absolute title if the registrar is of the opinion that the person's title to the estate is such as a willing buyer could properly be advised by a competent professional adviser to accept.
- (3) In applying subsection (2), the registrar may disregard the fact that a person's title appears to him to be open to objection if he is of the opinion that the defect will not cause the holding under the title to be disturbed.
- (4) A person may be registered with qualified title if the registrar is of the opinion that the person's title to the estate has been established only for a limited period or subject to certain reservations which cannot be disregarded under subsection (3).
- (5) A person may be registered with possessory title if the registrar is of the opinion—

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*Status: This is the original version (as it was originally enacted).*

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- (a) that the person is in actual possession of the land, or in receipt of the rents and profits of the land, by virtue of the estate, and
- (b) that there is no other class of title with which he may be registered.