
STATUTORY INSTRUMENTS

1997 No. 3037

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration Rules 1997

<i>Made</i>	- - - -	<i>9th December 1997</i>
		<i>22nd December</i>
<i>Laid before Parliament</i>		<i>1997</i>
<i>Coming into force</i>	- -	<i>1st April 1998</i>

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(1), in exercise of the powers conferred on him by sections 13, 18, 21, 33, 41, 53, 87, 90, 94, 99, 123A(2) and 144 of that Act and sections 37 and 39 of the Charities Act 1993(3) and of all other powers enabling him in that behalf, hereby makes the following rules:

Citation, commencement and interpretation

1.—(1) These rules may be cited as the Land Registration Rules 1997 and shall come into force on 1st April 1998.

(2) In these rules—

- (a) “the principal rules” means the Land Registration Rules 1925(4), and
- (b) a rule referred to by number means the rule so numbered in the principal rules.

Amendments to the principal rules

2.—(1) The principal rules have effect subject to the amendments in Schedule 1 to these rules.

(2) The forms set out in Schedule 2 to these rules are inserted as Schedule 1 to the principal rules.

(3) The Schedule to the principal rules becomes Schedule 2 thereto and has effect subject to the amendments in Schedule 3 to these rules.

(4) The schedule set out in Schedule 4 to these rules is added to the principal rules.

(1) 1925 c. 21; section 144(1) was amended by the Administration of Justice Act 1982 (c. 53), section 67(2) and Schedule 5, paragraph (d). The reference to the Ministry of Agriculture, Fisheries and Food was substituted by the Transfer of Functions (Ministry of Food) Order 1955 (S.I.1955/554).

(2) Inserted by section 1 of the Land Registration Act 1997 (c. 2).

(3) 1993 c. 10; sections 37 and 39 are amended by the Land Registration Act 1997, section 4(1) and Schedule 1, paragraph (6).

(4) S.R. & O. 1925/1093; relevant amending or revoking instruments are S.I. 1978/1601, 1986/1534, 1986/2216, 1986/2118, 1989/801, 1990/314, 1990/2613, 1992/3005, 1993/1704, 1993/3275, 1994/1130, 1995/3153, 1995/140, 1996/2975.

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Revocation

3. Rules 11, 33, 36, 63, 66, 71, 80, 115, 118, 119, 120, 142, 143, 167, 194, 229 and 233 and Forms 1 to 5, 7, 8, 13, 17, 19, 32, 33, 37 to 39, 43 to 50, 54, 55 and 72 are revoked.

Dated 9th December 1997

Irvine of Lairg, C.

SCHEDULE 1

Rule 2(1)

AMENDMENTS TO THE PRINCIPAL RULES

1. In rule 1—

(a) for paragraph (4) substitute—

“(4) In these rules:

(a) “Schedule 1 form” means a form in Schedule 1 and “Schedule 2 form” means a form in Schedule 2;

(b) “scheduled form” means a Schedule 1 form or a Schedule 2 form.”

(b) after paragraph (5L) insert—

“(5M) In these rules “section 123 instrument” means a conveyance, lease or other instrument which is, or will on taking effect be, one to which section 123A of the Act applies.”

2. In rule 6, for “address, and description” substitute “company’s registered number, if any, and address.”.

3. For rule 19 substitute—

“First registration applications

19.—(1) An application for first registration shall be made on Form FR1.

(2) A mortgagee under a mortgage falling within section 123(2) of the Act may apply for the legal estate charged by the mortgage to be registered whether or not the mortgagor consents.”

4. For rule 20(iv) substitute—

“(iv) a list in duplicate in form DL of all documents delivered.”.

5. In rule 24(3) omit “the lodging of a priority notice under rule 71 of these rules and”.

6. For rules 28 and 29 substitute—

“Modifications of examination of title by Registrar

28.—(1) Where it appears to the Registrar that the title has been sufficiently investigated on a transaction for value, the examination of the title may be modified in such manner as the Registrar thinks fit.

(2) In this rule and rule 29 “transaction for value” includes a charge to secure future advances.

Certificate by solicitor as to investigation of title

29. Where on a transaction for value the applicant’s solicitor investigated, or caused to be investigated, the title in the usual way on the applicant’s behalf, the application shall contain a certificate to that effect.”

7. In rule 31—

(a) omit “Save as hereinafter expressly provided,”;

(b) for “an advertisement shall be inserted” substitute “the Registrar may insert an advertisement”, and

(c) for “shall be decided by the Registrar in each case” substitute “he may decide”.

8. In rule 37 omit “in Form 4” and “on inquiry or otherwise”.
9. In rule 42 for “, and of the priority in which, the application was delivered” substitute “the application is deemed by rule 24 to have been delivered”.
10. In the heading “*Manors, Advowsons, Rents, Tithe Rentcharges, and other Incorporeal Hereditaments, Mines and Minerals severed from the Land, Cellars, Flats and similar Hereditaments*” in Part II of the Rules omit “*Advowsons,*” and “*Tithe Rentcharges,*”.
11. In rule 50 omit “advowsons,” and “tithe rentcharges,”.
12. In rule 52—
- (a) omit “or tithes or rentcharge in lieu of tithe”, and
 - (b) for “they are” substitute “it is”.
13. In rule 60(1)—
- (a) after “section 37(8)” add “or section 39(1B)”, and
 - (b) for “that subsection” substitute “one of those subsections”.
14. In rule 61, for “a conveyance, lease or other instrument which will on taking effect be one to which section 123(1) of the Act applies” substitute “a section 123 instrument to which that section applies”.
15. For rule 62 substitute—

“Statements to be contained in instruments effecting a disposition by a charity

62.—(1) The statement required by section 37(1) of the Charities Act 1993 shall, in a section 123 instrument to which that section applies, be in one of the following forms:

- (a) “The land conveyed (*or as the case may be*) is held by [(*proprietors*) in trust for] (*charity*), an exempt charity.”
- (b) “The land conveyed (*or as the case may be*) is held by [(*proprietors*) in trust for] (*charity*), a non-exempt charity, but this conveyance (*or as the case may be*) is one falling within paragraph ((a), (b) *or* (c) *as the case may be*) of section 36(9) of the Charities Act 1993.”
- (c) “The land conveyed (*or as the case may be*) is held by [(*proprietors*) in trust for] (*charity*), a non-exempt charity, and this conveyance (*or as the case may be*) is not one falling within paragraph (a), (b) or (c) of section 36(9) of the Charities Act 1993, so the restrictions on disposition imposed by section 36 of that Act apply to the land.”

(2) The statement required by section 39(1) of the Charities Act 1993 shall, in a mortgage which is a section 123 instrument, be in one of the following forms:

- (a) “The land charged is held by (*or in trust for*) (*charity*), an exempt charity.”
- (b) “The land charged is held by (*or in trust for*) (*charity*), a non-exempt charity, but this charge (*or mortgage*) is one falling within section 38(5) of the Charities Act 1993.”
- (c) “The land charged is held by (*or in trust for*) (*charity*), a non-exempt charity, and this charge (*or mortgage*) is not one falling within section 38(5) of the Charities Act 1993, so the restrictions imposed by section 38 of that Act apply.”

(3) The statement required by section 39(1A)(b) of the Charities Act 1993 shall be in the following form:

“The restrictions on disposition imposed by section 36 of the Charities Act 1993 also apply to the land (subject to section 36(9) of that Act).”

16. For rule 64 substitute—

“Form of cautions against first registration

64.—(1) A caution against first registration, lodged under section 53 of the Act, and the statutory declaration in support thereof, shall be in Form CT1.

(2) The caution shall contain an address for service in the United Kingdom, and shall include or have attached to it sufficient particulars, by plan or otherwise, to enable the land to be fully identified on the Ordnance Map or the Land Registry General Map.

(3) Nothing shall be exhibited to the declaration in support of the caution.”

17. For rule 73 substitute—

“Application of Act to dealings prior to first registration

73.—(1) The provisions of the Act shall apply to any dealing with land which takes place between a disposition to which section 123A of the Act applies and the application to register the land as if it had taken place after the date of first registration.

(2) If the dealing is lodged for registration with the application to register the land, it shall, notwithstanding paragraph (1), be registered as of the day on which the application is deemed by rule 24 to have been delivered.”

18. For rules 74 and 75 substitute—

“Use of forms

74.—(1) The Schedule 1 forms shall be used where required by these rules, and shall be prepared in accordance with the requirements of rules 308 and 308A.

(2) Except where these rules require the use of a Schedule 1 form, the Schedule 2 forms shall be used in all matters to which they refer, or are capable of being applied or adapted, with such alterations and additions, if any, as are necessary or desired and the Registrar allows.

(3) The forms in Schedule 3 shall be used to execute dispositions in the scheduled forms in the cases for which they are provided, or are capable of being applied or adapted, with such alterations and additions, if any, as are necessary or desired and the Registrar allows.

(4) A person signing a disposition in a scheduled form, whether as an individual party, as a witness, as a director of a company, or as authorised signatory, must sign manually and not in facsimile save where the signature in facsimile is authorised by any statute or statutory instrument having the force of law in England and Wales.

Welsh language forms

74A.—(1) An instrument in a form promulgated by the Registrar under section 127 of the Act as the Welsh language version of a scheduled form shall be deemed to be in that form.

(2) In place of the form of execution provided by Schedule 3, an instrument in a form so promulgated may be executed using a form of execution approved by the Registrar as the Welsh language version of that form of execution.

(3) An instrument containing a statement approved by the Registrar as the Welsh language version of a statement prescribed by these rules shall be deemed to contain that statement.

(4) An instrument containing a provision approved by the Registrar as the Welsh language version of a provision prescribed by these rules shall be deemed to contain that provision.

Instruments where no form is prescribed

75.—(1) Instruments for which no form is prescribed shall be in such form as the Registrar shall direct or allow.

(2) An instrument prepared under this rule shall not bear the number of a Schedule 1 form.”

19. In rule 81, for “with such modification, if any, as may be necessary to” substitute “and shall”.

20. In rule 83(3) omit “and, subject to the effect of any provision of the Act or of any rules made thereunder, of the priority in which”.

21. After rule 85 insert—

“Form AP1

85A.—(1) This rule applies to any application for registration of—

- (a) a disposition of registered land, or of land which includes registered land, in Form TR1, TR2 or AS1;
- (b) a charge affecting registered land, none of which comprises part only of the land in a title;
- (c) a disposition of a registered charge in Form TR3, TR4 or AS2,

or any of them.

(2) Any application to which this rule applies shall be made on Form AP1.”

22. For rule 86(3) substitute—

“(3) For the purpose of ascertaining the time of its redelivery, the dealing shall be treated as if it were an application within the meaning of rule 83.

(4) The dealing shall be registered as of the day on which it is deemed by rule 85 and this rule to have been redelivered.”

23. For rule 98 substitute—

“Form of transfer, etc.

98.—(1) A disposition of the whole of the land in one or more registered titles, or in one or more prior dispositions made under section 37 of the Act, or both, and no other registered land, shall—

- (a) in the case of a transfer, be in Form TR1;
- (b) in the case of an assent or appropriation, be in Form AS1.

(2) A discharge of—

- (a) the whole of the registered land affected, or

- (b) the whole of the land in one or more registered titles, or in one or more prior dispositions made under section 37 of the Act, or both, and no other registered land,

from a registered charge shall be in Form DS1.

- (3) Subject to paragraphs (1) and (2), a dealing affecting registered land shall—

- (a) in the case of a transfer, be in Form 20;
- (b) in the case of an assent or appropriation, be in Form 56;
- (c) in the case of a discharge of land from a registered charge, be in Form 53,

with such alterations or additions, if any, as are necessary or desired and the Registrar allows.

- (4) This rule has effect subject to rules 99, 101, 109, 111, 112, 114, 116, 151 and 170.”

24. At the beginning of rule 108 insert “On application in Form FR1”.

25. Omit rule 109(1).

26. For rule 114 substitute—

“Sale by chargee

114.—(1) A transfer of the whole of the land in one or more registered titles, or in one or more prior dispositions made under section 37 of the Act, or both, and no other registered land, in exercise of a power of sale conferred by a registered charge shall be made by an instrument in Form TR2.

(2) Subject to paragraph (1), a transfer of registered land in exercise of a power of sale conferred by a registered charge shall be made by an instrument in Form 31.”

27. In rule 117, renumber paragraphs (1) and (2) as (2) and (3) respectively and insert at the beginning—

“(1) On a transfer of land held under an old tenancy, not being a transfer to which rule 116 applies, where covenants are to be implied under section 77 of the Law of Property Act 1925 as originally enacted, express reference shall be made in the transfer to that section.”

28. In rules 125, 126 and 127 and in the sidenotes of rules 125 and 127 wherever the words “Ecclesiastical Commissioners” appear substitute “Church Commissioners”, and in rule 127 wherever the words “King’s printer’s” appear substitute “Queen’s printer’s”.

29. In rule 126, for “New Parishes Acts 1843 to 1884” substitute “New Parishes Measure 1943”.

30. For rules 135 and 136 substitute—

“Transfer imposing restrictive covenants

135. When a transfer of land imposing fresh restrictive covenants is lodged for registration a certified copy of the transfer shall be delivered with it.

Transfers by way of exchange, etc.

136.—(1) Where any registered land is transferred wholly or partly in consideration of a transfer of other land, the transaction shall be effected by a transfer in Form TR1, or in Form 20, as the case may require.

(2) Where the transfer is in Form TR1, a receipt for the equality money (if any) shall be given in the receipt panel and the following provision shall be included in the additional provisions panel:

“This transfer is in consideration of a transfer (*or conveyance, or as the case may be*) of even date herewith, [*and if applicable* of the above-mentioned sum paid for equality of exchange].”

31. In rule 137(1) for “Board of Agriculture” substitute “Secretary of State”.

32. For rule 139(2) and (3) substitute—

“(2) When a charge on registered land is lodged for registration a certified copy of the instrument of charge shall be delivered with it.

(3) The obligation imposed by paragraph (2) extends to any incorporated document.”

33. In rule 144(1), for “shall be in Form 45” substitute “may be in any form legally sufficient for the purpose of which the Registrar may approve.”

34. For rule 151 substitute—

“Discharge of a registered charge

151.—(1) A discharge of land from a registered charge shall be executed as a deed, or authenticated in such other manner as the Registrar may approve.

(2) The Registrar shall be at liberty to accept and act upon any other proof of satisfaction of a charge which he may deem sufficient.

(3) An application to register a discharge in Form DS1 shall be made on Form AP1 or on Form DS2.”

35. For rule 153 substitute—

“Transfer, etc., of a charge

153. A disposition of a charge shall—

(a) in the case of a transfer, be in Form TR3 or TR4, and

(b) in the case of an assent or appropriation, be in Form AS2.”

36. In rule 155 for “Classes A and B and local land charges as defined in the Land Charges Act 1925” substitute “Classes A and B as defined in the Land Charges Act 1972 and local land charges as defined in the Local Land Charges Act 1975”.

37. In rule 159—

(a) omit “and to provisional registration”, and

(b) in the sidenote omit “and provisional registration”.

38. In rule 161 omit “; and the incumbrance shall cease to be subject to the jurisdiction of any local deed registry”.

39. In rule 170—

(a) omit paragraph (2), and

(b) for paragraph (3) substitute—

“(3) If he executes a vesting assent the instrument shall be in Form 57.”

40. In rule 207 omit “, situated in a compulsory area.”.

41. For rule 213(2) substitute—

“(2) An application for first registration by a sole or last surviving trustee of land shall be accompanied by an application for a restriction in Form 62.”

42. For rule 234 substitute—

“Certificate on sale by an incumbent

234. The certificate to be given by the Church Commissioners under section 99 of the Act shall be in Form 74, or to the like effect.”

43. For the heading “*Ecclesiastical Commissioners*” in Part IV of the rules substitute “*Church Commissioners*”.

44. In rule 238 and in the sidenote thereto wherever the words “Ecclesiastical Commissioners” appear substitute “Church Commissioners”.

45. In rule 259(1) omit “shall contain or be accompanied by a certificate that it is so registered and”.

46. In rule 283 omit “In districts where registration of title is compulsory”.

47. For rule 308 substitute—

“Documents in a Schedule 1 form

308.—(1) Subject to rule 308A, any application or instrument in one of the Schedule 1 forms must:

- (a) be printed in black on durable white A4 size paper;
- (b) be reproduced as set out in the Schedule, that is to say as to its wording, layout, ruling, font and point size, and
- (c) contain all the information required in an easily legible form.

(2) Where on a Schedule 1 form (other than Form DL) any panel is insufficient in size to contain the required insertions, and the method of production of the form does not allow the depth of the panel to be increased, the information to be inserted in the panel shall be continued on a continuation sheet in form CS.

(3) When completing a Schedule 1 form containing an additional provisions panel, any statement, certificate or application required or permitted by these rules to be included in the form for which the form does not otherwise provide and any additional provisions desired by the parties shall be inserted in that panel or a continuation thereof.

(4) Where the form consists of more than one sheet of paper, or refers to an attached plan or a continuation sheet, all the sheets including any plan shall be securely fastened together.

Electronically produced forms

308A. Where the method of production of a Schedule 1 form permits—

- (a) the depth of a panel may be increased or reduced to fit the material to be comprised in it, and a panel may be divided at a page break;
- (b) instructions in italics may be omitted;
- (c) inapplicable certificates and statements may be omitted;
- (d) the plural may be used instead of the singular and the singular instead of the plural;
- (e) panels which would contain only the panel number and the panel heading, if any, may be omitted, but such omission shall not affect the numbering of subsequent panels.

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Form of documents to be filed

308B. All documents (other than Schedule 1 forms, maps or plans) to be filed in the Registry shall be printed, typewritten, lithographed or written on durable paper, A4 size, and shall allow a sufficient margin, in order that they may be conveniently bound.”

SCHEDULE 2

Rule 2(2)

FORMS TO BE INSERTED AS SCHEDULE 1 TO THE PRINCIPAL RULES

**Application to
change the register**

HM Land Registry

AP1

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Administrative area(s) and postcode (if known)			
2. Title Number(s)		Deposit No. (if any)	
3. Application, Priority and Fees			FOR OFFICIAL USE ONLY
Nature of applications in priority order	Value £	Fees paid £	Record of fees paid
1.			Particulars of under/over payments
2.			
3.			
4.			
5.			
6.			
TOTAL £			
<i>Accompanying cheques or postal orders should be made payable to "HM Land Registry".</i>			
4. Documents lodged with this form			
1.	2.	3.	
4.	5.	6.	
7.	8.	9.	
10.	11.	12.	
13.	14.	15.	
5. Application lodged by			FOR OFFICIAL USE ONLY
Land Registry Key No.			Codes
Name			Dealing
Address/DX No.			Status
Reference			
Telephone No.		Fax No.	
6. Where the Registry is to deal with someone else			
<i>The Registry will send any land/charge certificate to the person named in panel 5 above and will, if necessary, contact that person. You can change this by placing "X" against one or more of the statements and completing the details below.</i>			
<input type="checkbox"/> Please send any land/charge certificate to the person shown below			
<input type="checkbox"/> Please raise any requisitions or queries with the person shown below			
<input type="checkbox"/> Please issue to the person shown below the following document(s)			
<i>If you have placed "X" against any statement above, complete the following name and address details:</i>			
Name			
Address/DX No.			
Reference		Telephone No.	

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<p>7. Address for service place "X" in the appropriate box</p> <p><input type="checkbox"/> Enter the proprietors' address(es) for service from the transfer/assent</p> <p><input type="checkbox"/> Enter the proprietors' address(es) for service in the U.K., including postcode, as follows:</p>
<p>8. Information in respect of a chargee or mortgagee</p> <p><i>Do not give this information if a Land Registry MD reference is printed on the charge, unless the charge has been transferred. Full name and address within the U.K. (including postcode) for service of notices and correspondence of the present proprietor of each charge or mortgage to be registered. Where the owner is a company include Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.</i></p> <p><i>Unless otherwise arranged with Land Registry headquarters, the following documents are required:</i></p> <p><i>(i) the original and a certified copy of any incorporated documents as defined in r. 139, Land Registration Rules 1925;</i></p> <p><i>(ii) a certified copy of the chargee's constitution (in English or Welsh) if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i></p>
<p>9. Signature(s) of person(s) lodging this form _____ Date _____</p> <p><small>(A form lodged by solicitors/licensed conveyancers must be signed in the firm's name)</small></p>

**Assent of whole
of registered title(s)**

HM Land Registry

AS1

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Title Number(s) of the Property <i>(leave blank if not yet registered)</i>
2. Property <i>If this assent is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.</i>
3. Date
4. Name of deceased proprietor <i>(give full names)</i>
5. Personal Representative of deceased proprietor <i>(give full names and Company's Registered Number if any)</i>
6. Recipient for entry on the register <i>(Give full names and Company's Registered Number if any: for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)</i> <i>Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i>
7. Recipient's intended address(es) for service in the U.K. (including postcode) for entry on the register
8. The Personal Representative assents to the vesting of the property in the Recipient.
9. The Personal Representative assents with <i>(place X in the box which applies and add any modifications)</i> <input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
10. Declaration of trust <i>Where there is more than one recipient, place "X" in the appropriate box.</i> <input type="checkbox"/> The recipients are to hold the property on trust for themselves as joint tenants. <input type="checkbox"/> The recipients are to hold the property on trust for themselves as tenants in common in equal shares. <input type="checkbox"/> The recipients are to hold the property <i>(complete as necessary)</i>

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11. Additional Provision(s) *Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.*

12. The Personal Representatives and all other necessary parties should sign this assent in the presence of witnesses or execute it as a deed using the space below. Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the assent contains recipients' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Recipients.

Assent of charge

HM Land Registry

AS2

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Title Number(s) of the Property <i>(leave blank if not yet registered)</i>
2. Property <i>If this assent is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.</i>
3. Date
4. Date of deceased proprietor's charge
5. Name of deceased proprietor of charge <i>(give full names)</i>
6. Personal Representative of deceased proprietor <i>(give full names & Company's Registered Number if any)</i>
7. Recipient for entry on the register <i>(Give full names & Company's Registered Number if any; for Scottish Co. Reg. Nos., use SC prefix. For foreign companies give territory in which incorporated.)</i> <i>Unless otherwise arranged with Land Registry headquarters, a certified copy of the recipient's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i>
8. Recipient's intended address(es) for service in the U.K. (including postcode) for entry on the register
9. The Personal Representative assents to the vesting of the deceased proprietor's charge referred to in panel 4 in the Recipient.
10. The Personal Representative assents with <i>(place X in the box which applies and add any modifications)</i> <input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee

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11. Additional Provision(s) *Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.*

12. The Personal Representatives and all other necessary parties should sign this assent in the presence of witnesses or execute it as a deed using the space below. Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the assent contains recipients' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Recipients.

**Continuation sheet
for use with
application and
disposition forms**

HM Land Registry

CS

1. Continued from Form <input type="text"/>	Title number(s) <input type="text"/>
2. Before each continuation, state panel to be continued, e.g. "Panel 12 continued".	

Continuation sheet of

(Insert sheet number and total number of continuation sheets e.g. "sheet 1 of 3")

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**Caution against
First Registration**

HM Land Registry

CT1

1. Administrative area	
2. Address (including postcode) or description of the property affected by the caution	
3. Application and Fee	<p style="text-align: right; margin: 0;">FOR OFFICIAL USE ONLY</p> <p style="margin: 0;">Record of fee paid</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p style="margin: 0;">Particulars of under/over payment</p>
<p style="margin: 0;">Caution against First Registration of the land</p> <p style="margin: 0; text-align: right;">Fee Paid £</p> <p style="margin: 10px 0 0 0;"><i>Accompanying cheques or postal orders should be made payable to "H M Land Registry"</i></p>	<p style="text-align: right; margin: 0;">FOR OFFICIAL USE ONLY</p> <p style="margin: 0;">Status codes</p> <p style="text-align: center; margin: 10px 0 0 0;">RED</p>
<p>4. Application lodged by</p> <p style="margin: 0;">Land Registry Key No.</p> <p style="margin: 0;">Name</p> <p style="margin: 0;">Address/DX No.</p> <p style="margin: 10px 0 0 0;">Reference</p>	<p style="margin: 0;">Telephone No.</p> <p style="margin: 0; text-align: right;">Fax No.</p>
<p>5. The estate affected by the caution is (place "X" in the appropriate box and complete as necessary)</p> <p style="margin: 5px 0 0 0;"><input type="checkbox"/> the freehold</p> <p style="margin: 5px 0 0 0;"><input type="checkbox"/> a lease dated _____ for a term of _____ from _____ made between _____</p>	
<p>6. Extent of property to be affected by the caution (place "X" in the appropriate box)</p> <p style="margin: 5px 0 0 0;"><input type="checkbox"/> The property is fully identified on the attached plan and shown _____ (enter reference e.g. "edged red")</p> <p style="margin: 5px 0 0 0;"><input type="checkbox"/> The description in panel 2 is sufficient to enable the property to be fully identified on the O.S. map.</p>	
<p>7. Full name(s) and address(es) within the U.K. (including postcode) for service of notices and correspondence of every cautioner for entry on the caution register. Where the cautioner is a company include Company's Registered Number (if any); for Scottish Co. Reg. Nos., use an SC prefix.</p>	

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8. The Declarant is (Enter full name of the cautioner (or one of them) or of the solicitor acting for the cautioner who is going to make the declaration below. If there is only one cautioner and he or she is to be the declarant, the cautioner's name must still be entered here.)

9. The Declarant solemnly and sincerely declares that the Cautioner is interested in the property described in panel 2 as
This panel must set out the nature of the cautioner's interest. Do not exhibit any documents.

and I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory
Declarations Act 1835.

Signature of Declarant _____

Declared at _____

this _____ day of _____

before me _____

Signature _____

Name _____ Qualification _____
(BLOCK CAPITALS)

Address _____

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List of Documents

*For use with FR1 only
 Please complete in duplicate*

HM Land Registry DL

1. Property				
2. Where the Registry is to deal with someone else <i>Give below the details of the person with whom the Registry should deal as directed in panel 8 of Form FR1.</i>				
Name				
Address				
Telephone No.			Fax No.	
3. As directed in panel 8 of Form FR1, the following documents are to be issued to the person named in panel 2 above (for ease of completion, reference can be made to the item number only)				
4. Documents lodged <i>Notes (i) Number the documents in sequence; copies should also be numbered and listed as separate documents. (ii) The "retain" column is for official use only. If the Land Registry places an asterisk "*" in this column, it shows that they have kept that document.</i>				
Item No ⁽ⁱ⁾	Date	Document	Parties	Retain ⁽ⁱⁱ⁾

Item No ⁽ⁱ⁾	Date	Document	Parties	Retain ⁽ⁱⁱ⁾

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**Cancellation of entries
relating to a
registered charge**

*This form should be accompanied
by either Form AP1 or Form DS2*

HM Land Registry **DS1**

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Title Number(s) of the Property
2. Property
3. Date
4. Date of charge
5. Lender
6. The Lender acknowledges that the property is no longer charged as security for the payment of sums due under the charge.
7. Date of Land Registry facility letter (if any)
8. To be executed as a deed by the lender or in accordance with the above facility letter.

**Application to cancel
entries relating to
a registered charge**

HM Land Registry

DS2

1. Administrative area(s) and postcode (if known)	
2. Title Number(s)	Deposit No. (if any)
3. Documents lodged with this form 1. Charge Certificate [if not on deposit] 2. 3.	
4. Application lodged by Land Registry Key No Name Address/DX No Reference Telephone No	FOR OFFICIAL USE ONLY Codes Dealing DIS Status Fax No
5. Where the Registry is to deal with someone else <i>The Registry will send any land certificate to the person named in panel 4 above and will, if necessary, contact that person. You can change this by placing "X" against one or more of the statements and completing the panel below.</i> <input type="checkbox"/> Please send any land certificate to the person shown in the name and address panel below <input type="checkbox"/> Please raise any requisitions or queries with the person shown in the name and address panel below <input type="checkbox"/> Please issue to the person shown in the name and address panel below the following document(s) If you have placed "X" against a statement above, complete the following name and address details: Name Address/DX No Reference Telephone No	
6. Application/Signature(s) I/We apply for the cancellation of the entries of the registered charge referred to in the accompanying Form DS1 Signature(s) of person(s) lodging this form _____ Date _____ <small>(A form lodged by solicitors/licensed conveyancers must be signed in the firm's name)</small>	

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**First Registration
Application**

HM Land Registry

FR1

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Administrative area																			
2. Superior title (if any)		Deposit No.																	
3. Address (including postcode) or other description of the property to be registered																			
<i>On registering a rentcharge, show the address as follows:- "Rentcharge over 2 The Grove, Anytown, Northshire NE2 900".</i>																			
4. Extent to be registered (place "X" in the appropriate box)																			
<input type="checkbox"/> The property is fully identified on the plan to the _____ <i>(enter nature and date of deed)</i> <input type="checkbox"/> The property is fully identified on the attached plan and shown _____ <i>(enter reference e.g. "edged red")</i> <input type="checkbox"/> The description in panel 3 is sufficient to enable the property to be fully identified on the O.S. map.																			
5. Application, Priority and Fees		FOR OFFICIAL USE ONLY																	
<table border="1"> <thead> <tr> <th>Nature of applications in priority order</th> <th>Value/premium £</th> <th>Fees paid £</th> </tr> </thead> <tbody> <tr> <td>1. First Registration of the property</td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> </tr> <tr> <td>4.</td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: right;">TOTAL £</td> <td></td> </tr> </tbody> </table>			Nature of applications in priority order	Value/premium £	Fees paid £	1. First Registration of the property			2.			3.			4.			TOTAL £	
Nature of applications in priority order	Value/premium £	Fees paid £																	
1. First Registration of the property																			
2.																			
3.																			
4.																			
TOTAL £																			
<i>Accompanying cheques or postal orders should be made payable to "HM Land Registry".</i>		Record of fees paid																	
		Particulars of under/over payments																	
6. The title applied for is (place "X" in the appropriate box)																			
<input type="checkbox"/> absolute freehold <input type="checkbox"/> absolute leasehold <input type="checkbox"/> good leasehold <input type="checkbox"/> possessory freehold <input type="checkbox"/> possessory leasehold																			
7. Application lodged by		FOR OFFICIAL USE ONLY Status codes																	
Land Registry Key No.																			
Name																			
Address/DX No.																			
Reference																			
Telephone No.	Fax No.																		
8. Where the Registry is to deal with someone else																			
<i>The Registry will send any land/charge certificate to the person named in panel 7 above and will, if necessary, contact that person. You can change this by placing "X" against one or more of the statements and completing the details on Form DL.</i>																			
<input type="checkbox"/> Please send any land/charge certificate to the person shown in panel 2 on Form DL <input type="checkbox"/> Please raise any requisitions or queries with the person shown in panel 2 on Form DL <input type="checkbox"/> Please send the document(s) listed in panel 3 on Form DL to the person shown in panel 2																			
9. Full name(s) and address(es) within the U.K. (including postcode) for service of notices and correspondence of every owner of the land <i>Where the owner is a company include Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign company give territory in which incorporated.</i>																			
<i>Unless otherwise arranged with Land Registry headquarters, a certified copy of the owner's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i>																			

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<p>10. Where the owners are joint proprietors, place "X" in the appropriate box.</p> <p><input type="checkbox"/> The owners are holding the property on trust for themselves as joint tenants.</p> <p><input type="checkbox"/> The owners are holding the property on trust for themselves as tenants in common in equal shares.</p> <p><input type="checkbox"/> The owners are holding the property <i>(complete as necessary)</i></p>
<p>11. The title is based on the title documents listed on Form DL which are all those which the applicant holds or has control of. Place "X" in the appropriate box. If applicable complete the second statement; include any interests disclosed only by searches. Any interests disclosed by searches which do not affect the land being registered should be certified.</p> <p><input type="checkbox"/> All rights, interests and claims affecting the property known to the applicant are disclosed in the title documents. There is no-one in adverse possession of the property or any part of it.</p> <p><input type="checkbox"/> In addition to the rights, interests and claims affecting the property disclosed in the title documents, the applicant only knows of the following:</p>
<p>12. Information in respect of a chargee or mortgagee</p> <p><i>Do not give this information if a Land Registry MD reference is printed on the charge, unless the charge has been transferred. Full name and address within the U.K. (including postcode) for service of notices and correspondence of the present proprietor of each charge or mortgage to be registered. Where the proprietor is a company include Company's Registered Number (if any); for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.</i></p> <p><i>Unless otherwise arranged with Land Registry headquarters, the following documents are required:</i></p> <p><i>(i) the original and a certified copy of any incorporated documents as defined in r. 139, Land Registration Rules 1925;</i></p> <p><i>(ii) a certified copy of the chargee's constitution (in English or Welsh) if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i></p>
<p>13. Place "X" in this box if you are NOT able to give this certificate <input type="checkbox"/></p> <p>I/We have investigated or caused to be investigated the title in the usual way on the applicant's behalf on a transaction for value.</p>
<p>14. I/We confirm that we have authority to lodge this application and request the Registrar to complete the registration.</p> <p>Signature of person _____ Date _____ lodging this form _____ <i>(A form lodged by solicitors/licensed conveyancers must be signed in the firm's name)</i></p> <p><i>N.B. Failure to complete the form honestly and with proper care may deprive the applicant of protection under the Land Registration Acts if, as a result, a mistake is made in the register. Any dealing with the land not lodged with this form must be lodged with the appropriate application form and will take priority from the day it is deemed to be delivered.</i></p>

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**Transfer of whole
of registered title(s)**

HM Land Registry **TR1**

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

<p>1. Stamp Duty</p> <p>Place "X" in the box that applies and complete the box in the appropriate certificate.</p> <p><input type="checkbox"/> I/We hereby certify that this instrument falls within category <input type="checkbox"/> in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987</p> <p><input type="checkbox"/> It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of</p> <p>£ <input type="text"/></p>
<p>2. Title Number(s) of the Property (leave blank if not yet registered)</p>
<p>3. Property</p> <p>If this transfer is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.</p>
<p>4. Date</p>
<p>5. Transferor (give full names and Company's Registered Number if any)</p>
<p>6. Transferee for entry on the register (Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)</p> <p>Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</p>
<p>7. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register</p>
<p>8. The Transferor transfers the property to the Transferee.</p>
<p>9. Consideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)</p> <p><input type="checkbox"/> The Transferor has received from the Transferee for the property the sum of (in words and figures)</p> <p><input type="checkbox"/> (insert other receipt as appropriate)</p> <p><input type="checkbox"/> The Transfer is not for money or anything which has a monetary value</p>

<p>10. The Transferor transfers with <i>(place "X" in the box which applies and add any modifications)</i></p> <p><input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee</p>
<p>11. Declaration of trust <i>Where there is more than one transferee, place "X" in the appropriate box.</i></p> <p><input type="checkbox"/> The transferees are to hold the property on trust for themselves as joint tenants.</p> <p><input type="checkbox"/> The transferees are to hold the property on trust for themselves as tenants in common in equal shares.</p> <p><input type="checkbox"/> The transferees are to hold the property <i>(complete as necessary)</i></p>
<p>12. Additional Provision(s) <i>Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.</i></p>
<p>13. The Transferors and all other necessary parties should execute this transfer as a deed using the space below. <i>Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.</i></p>

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Transfer of whole of registered title(s) under power of sale

HM Land Registry **TR2**

(if you need more room than is provided for in a panel, use continuation sheets CS and staple to this form)

<p>1. Stamp Duty</p> <p><i>Complete the box in the certificate if it applies</i></p> <p>It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of</p> <p>£ <input type="text"/></p>
<p>2. Title Number(s) of the Property <i>(leave blank if not yet registered)</i></p>
<p>3. Property</p> <p><i>If this transfer is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.</i></p>
<p>4. Date</p>
<p>5. Date of charge</p>
<p>6. Transferor <i>(give full names and Company's Registered Number if any)</i></p>
<p>7. Transferee for entry on the register <i>(Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)</i></p> <p><i>Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i></p>
<p>8. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register</p>
<p>9. In exercise of the power of sale conferred by the charge, the Transferor transfers the property to the Transferee.</p>
<p>10. Consideration <i>(Place "X" in the box that applies. State clearly the currency unit if other than sterling. If neither box applies, insert an appropriate memorandum in the additional provisions panel.)</i></p> <p><input type="checkbox"/> The Transferor has received from the Transferee for the property the sum of <i>(in words and figures)</i></p> <p><input type="checkbox"/> <i>(insert other receipt as appropriate)</i></p>

<p>11. The Transferor transfers with <i>(place "X" in the box which applies and add any modifications)</i></p> <p><input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee</p>
<p>12. Declaration of trust <i>Where there is more than one transferee, place "X" in the appropriate box.</i></p> <p><input type="checkbox"/> The transferees are to hold the property on trust for themselves as joint tenants.</p> <p><input type="checkbox"/> The transferees are to hold the property on trust for themselves as tenants in common in equal shares.</p> <p><input type="checkbox"/> The transferees are to hold the property <i>(complete as necessary)</i></p>
<p>13. Additional Provision(s) <i>Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.</i></p>
<p>14. The Transferors and all other necessary parties should execute this transfer as a deed using the space below. <i>Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.</i></p>

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**Transfer of
charge**

HM Land Registry **TR3**

(if you need more room than is provided for in a panel, use continuation sheets CS and staple to this form)

1. Title Number(s) of the Property <i>(leave blank if not registered)</i>
2. Property <i>If this transfer is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.</i>
3. Date
4. Date of Transferor's charge
5. Transferor <i>(give full names and Company's Registered Number if any)</i>
6. Transferee for entry on the register <i>(Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)</i> <i>Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i>
7. Transferee's intended address(es) for service in the U.K. <i>(including postcode) for entry on the register</i>
8. The Transferor transfers the charge referred to in panel 4 to the Transferee.
9. Consideration <i>(Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)</i> <input type="checkbox"/> The Transferor has received from the Transferee for the charge the sum of <i>(in words and figures)</i> <input type="checkbox"/> <i>(insert other receipt as appropriate)</i> <input type="checkbox"/> The Transfer is not for money or anything which has a monetary value
10. The Transferor transfers with <i>(place "X" in the box which applies and add any modifications)</i> <input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee

11. Additional Provision(s) *Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.*

12. The Transferors and all other necessary parties should execute this transfer as a deed using the space below. *Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.*

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Transfer of a portfolio of charges

HM Land Registry **TR4**

(if you need more room than is provided for in a panel, use continuation sheets CS and staple to this form)

<p>1. List below the title number (leave blank if not yet registered) together with a brief description of the property. If this transfer is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.</p> <table border="1"> <thead> <tr> <th style="text-align: left;">Title Number</th> <th style="text-align: left;">Description of Property</th> <th style="text-align: left;">Date of Transferor's charge</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Title Number	Description of Property	Date of Transferor's charge			
Title Number	Description of Property	Date of Transferor's charge						
<p>2. Date</p>								
<p>3. Transferor <i>(give full names and Company's Registered Number if any)</i></p>								
<p>4. Transferee for entry on the register <i>(Give full names and Company's Registered Number (if any); for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)</i></p> <p><i>Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.</i></p>								
<p>5. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register</p>								
<p>6. The Transferor transfers the charges referred to in panel 1 to the Transferee.</p>								
<p>7. Consideration <i>(Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)</i></p> <p><input type="checkbox"/> The Transferor has received from the Transferee for the charges the sum of <i>(in words and figures)</i></p> <p><input type="checkbox"/> <i>(insert other receipt as appropriate)</i></p> <p><input type="checkbox"/> The Transfer is not for money or anything which has a monetary value</p>								

<p>8. The Transferor transfers with <i>(place "X" in the box which applies and add any modifications)</i></p> <p><input type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee</p>
<p>9. Additional Provision(s) <i>Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.</i></p>
<p>10. The Transferors and all other necessary parties should execute this transfer as a deed using the space below. <i>Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.</i></p>

SCHEDULE 3

Rule 2(3)

AMENDMENTS TO SCHEDULE 2 TO THE PRINCIPAL RULES

- 1. In Form 14—
 - (a) in the heading, for “Rules 66 and 215” substitute “Rule 215”, and
 - (b) for “(Heading as in Form 1)” substitute—

“H.M. LAND REGISTRYLAND REGISTRATION ACTS 1925 TO 1986”

- 2. In Forms 15 and 16, for “Form 1” substitute “Form 14”.
- 3. For Form 20 substitute—

“FORM 20.—Transfer of Land (Part). (Rules 98 and 136)

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 1986.

Administrative area
 Title No.
 Property
 Date

In consideration of (*amount*) receipt of which is acknowledged (*or* of a transfer (*or* conveyance, *or as the case may be*) of even date herewith [and *if applicable* of (*amount*) paid for equality of exchange, receipt of which is acknowledged], I, A.B. of &c., transfer to C.D. of &c., the land shown and edged with red on the attached plan [and known as (*description*)] being part of the land comprised in the title above referred to.

(To be executed as a deed.)

Notes:—(1) Where the transfer is made under section 37 of the Act following a dealing with part only of the land comprised in a title, or is made under rule 72, the number of the title must be left blank, and instead of the words “the title above referred to” a reference to the last preceding document of title containing a description of the land must be inserted.

(2) Where more convenient, the parties may be defined by expressions such as “the Seller,” “the Buyer,” &c., and the instrument can be framed in the third person.

(3) When the consideration is in a currency other than pounds sterling, or does not consist or wholly consist of money, the currency unit or the nature of the consideration shall be concisely stated.

(4) Where sufficient particulars (by parcel number or otherwise), to enable the land to be fully identified on the Ordnance Map or Land Registry General Map can be furnished without the special plan, such particulars may be introduced into the form instead of the reference to a plan.

(5) The plan must be signed by the transferor and by or on behalf of the transferee.

(6) Where the transfer is to two or more persons jointly, there may be added to the form such declaration as the transferees may consider appropriate to satisfy the Registrar as to whether or not the restriction referred to in section 58(1) of the Act is obligatory in accordance with section 58(3) of the Act, and provision may be made for the transferees to execute the transfer.

- 4. In Forms 21, 22, 23, 24, 29, 30, 31, 34, 34B, 51, 52, 53, 56, 57, 58, 59, 69, 70, 71, 75, 76, 77 and 113 wherever “Form 19” appears substitute “Form 20”.

- 5. In Forms 25, 26, 27 and 28 for “As Form 19,” substitute “As Form 20, omitting, if not required, the words “the land shown and edged with red on the attached plan [and known as] being part of” and”.

6. In the heading of Form 31, after “*Land*” insert “(*Part*)”.
7. In Forms 40, 41 and 42 for “Ecclesiastical Commissioners” substitute “Church Commissioners”.
8. In the heading of Form 41 and in that form, for “New Parishes Acts 1843 to 1884” substitute “New Parishes Measure 1943”.
9. In Form 53—
 - (a) for the heading substitute “*Discharge of Land (Part) from a Registered Charge. (Rule 98.)*”;
 - (b) add at the end “as to the land shown and edged with red on the accompanying plan, signed by me, being part of the land comprised therein”;
 - (c) for “signed by the proprietor of the charge and attested” substitute “executed or authenticated as provided for in rule 151”, and
 - (d) for the first note substitute “*Note.*—If the proprietor is a corporation, the instrument should be framed in the third person and the plan should be signed on its behalf.”
10. In Form 56—
 - (a) for the heading, substitute “*Assent of Land (Part) in favour of a person entitled under a Will or Intestacy or for the purposes of an Appropriation. (Rule 98.)*”;
 - (b) after “the land” insert “shown and edged with red on the accompanying plan and known as being part of the land”.
11. In Form 73, for “Queen Anne’s Bounty, the Minister of Agriculture and Fisheries, or the Ecclesiastical Commissioners” substitute “the Church Commissioners”.
12. In Form 74, for “Queen Anne’s Bounty, Ministry of Agriculture and Fisheries, or the Ecclesiastical Commissioners, as the case may be” substitute “the Church Commissioners”.

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SCHEDULE 4

Rule 2(4)

SCHEDULE TO BE ADDED TO THE PRINCIPAL RULES

“SCHEDULE 3

Rule 74

FORMS OF EXECUTION, ETC.

Note: All dispositions other than assents must be executed as a deed. In the case of an assent the words “as a deed” may be omitted.

Where the instrument is to be executed personally by an individual:

Signed as a deed by (full name of individual)
in the presence of:

Sign here

Signature of witness
Name (in BLOCK CAPITALS).....
Address.....
.....

Where the instrument is to be executed by an individual directing another to sign on his behalf:

Signed as a deed by (full name of person signing) at the direction and on behalf of (full name of individual) in his (or her) presence and in the presence of:

Sign here the name of the individual and your own name (Example: John Smith by Jane Brown)

Signature of first witness
Name (in BLOCK CAPITALS).....
Address.....
.....

Signature of second witness
Name (in BLOCK CAPITALS).....
Address.....
.....

Where the instrument is to be executed by a company registered under the Companies Acts, or an unregistered company, using its common seal:

The common seal of (*name of company*) was affixed in the presence of:

.....
Signature of director

.....
Signature of secretary

<i>Common seal of company</i>

Where the instrument is to be executed by a company registered under the Companies Acts, or an unregistered company, without using a common seal:

Signed as a deed by (*name of company*) acting by a director and its secretary (*or two directors*)

Sign here
Director
Secretary (<i>or Director</i>)

Where the instrument is to be executed on behalf of a foreign company without using a common seal:

Signed as a deed on behalf of (*name of company*), a company incorporated in (*territory*), by (*full name(s) of person(s) signing*), being [a] person[s] who, in accordance with the laws of that territory, is (*or are*) acting under the authority of the company.

Sign here
Authorised signatory (<i>or signatories</i>)

Note: In the case of a foreign company having a common seal, the form of execution appropriate to a company registered under the Companies Acts may be used, with such adaptations as may be necessary, in place of execution by a person or persons acting under the authority of the company.

EXPLANATORY NOTE

(This note is not part of the Rules)

These rules amend the Land Registration Rules 1925 so as to—

- (a) implement the compulsory registration provisions of the Land Registration Act 1997 and the associated amendments to the Charities Act 1993;
- (b) make provision for new forms of application for first registration, caution against first registration and registration of dealings with whole, new forms of transfer, assent and discharge of whole, new forms of transfer and assent of a registered charge, and a new list of documents form, and make associated amendments to certain existing prescribed forms;
- (c) introduce common forms for freehold and leasehold dispositions;
- (d) make new provision for the execution of discharges;
- (e) make it unnecessary to enter on the register a description of the registered proprietor;

- (f) require the entry on the register of a company's registered number;
- (g) make fresh provision for the modification of examination of title on first registration and as to the certificate to be provided;
- (h) remove the registrar's duty to advertise first registration applications;
- (i) abolish priority notices against first registration and provisional possessory registration;
- (j) make provision for Welsh language forms and instruments;
- (k) make fresh provision for instruments for which no form is prescribed, for the registration of rentcharges, for exchanges, and for the entry of a restriction on first registration;
- (l) dispense with the prescribed but voluntary form of charge (Form 45), and certain other seldom used forms;
- (m) dispense with certain certificates.

The rules also revoke some obsolete provisions of the 1925 rules, and effect certain clarifications and minor improvements to those rules.

These rules do not provide new forms for dealings with part, which will continue to be carried out and submitted for registration on the existing forms. The process of providing new forms is intended to be completed by further rules.