
SCOTTISH STATUTORY INSTRUMENTS

2014 No. 150

The Land Register Rules etc. (Scotland) Regulations 2014

PART 3

Registration

Form to apply for registration in the Land Register

7. An application for registration of—
- (a) a deed under section 21 of the Act; or
 - (b) an unregistered plot under section 27 of the Act,
- must be made using the Form set out in Part 4 of Schedule 1.

Application for registration of plot of land comprising seabed

8. In respect of an application for registration of a deed in relation to a plot of land comprising seabed, the deed must contain—
- (a) a description of the plot of land based on OSGB36 coordinates⁽¹⁾; and
 - (b) a plan, in a form that the Keeper considers reasonably identifies the location of the plot of land in relation to the coast of Scotland.

Affidavits to accompany applications for registration

9. An affidavit which—
- (a) accompanies an application for registration;
 - (b) accompanies an application to vary warranty; or
 - (c) provides evidence in respect of rectification of the register,
- must be made before a notary public.

Application record

- 10.—(1) Where the Keeper enters an application in the application record, the Keeper must allocate an application number to that application.
- (2) An application number is a unique identifier consisting of numerals or of letters and numerals.
- (3) Where an application for registration requires the creation of a—
- (a) cadastral unit;
 - (b) lease title sheet; or

(1) National Grid - Ordnance Survey Great Britain 1936.

(c) title sheet for a flat,

the Keeper must allocate a provisional title number to that application.

(4) Where additional cadastral units require to be created in respect of an application, the Keeper may allocate additional application numbers and provisional title numbers until registration is completed under section 30 or 31 of the Act.

(5) Where registration is completed under section 30 or 31 of the Act, the provisional title number will become the title number assigned under section 4(1) of the Act.

Acknowledgement of application for registration

11.—(1) After an application for registration is entered in the application record, the Keeper must acknowledge receipt of that application if an email address for acknowledgment is contained in the application.

(2) An acknowledgment given under paragraph (1) must contain the—

- (a) type of deed;
- (b) names of the parties;
- (c) date of application;
- (d) application number allocated under regulation 10(1);
- (e) title number or provisional title number allocated under regulation 10(3); and
- (f) particulars of the plot of land or the subjects of lease.

Title sheets

12.—(1) In addition to the information required to be entered in the property section by virtue of section 6 of the Act, the property section must contain—

- (a) the date of—
 - (i) registration of the plot of land; and
 - (ii) the last entry in the title sheet;
- (b) the terms of any caveat;
- (c) in respect of a title sheet created for registration of—
 - (i) a deed relating to—
 - (aa) an unregistered plot; or
 - (bb) part of a registered plot; or
 - (ii) an unregistered plot,

particulars of any deed in which servitude rights are constituted;

- (d) a statement where minerals are excepted;
- (e) for a plot of land comprising seabed, the OSGB36 coordinates representing the boundaries of that plot; and
- (f) in respect of a title sheet created for registration of—
 - (i) a deed relating to—
 - (aa) an unregistered plot; or
 - (bb) part of a registered plot; or
 - (ii) an unregistered plot,

the area measurement of the cadastral unit where it is greater than 0.5 hectare.

(2) In addition to the information required to be entered in the property section by virtue of section 7 of the Act, the proprietorship section must contain the—

- (a) consideration; and
- (b) date of entry.

Amendments etc. of application

13. Where the Keeper has consented under section 34(1)(b) of the Act to substitution or amendment of an application, the substituted or amended application must be received by the Keeper before the expiry of the period of 42 days beginning on the day after the date of consent.

Combination of cadastral units

14. Where—

- (a) the Keeper combines cadastral units under section 13(2)(a) of the Act; and
- (b) each registered plot of land has a different date of registration,

the earliest date of registration entered in the title sheet of one of those registered plots will be the date of registration of the resultant plot of land.

Form to place a caveat on a title sheet

15. An application to—

- (a) place on a title sheet a caveat granted under section 67(3) of the Act;
- (b) renew a caveat granted under section 69(2) of the Act;
- (c) restrict a caveat granted under section 70(2) of the Act;
- (d) recall a caveat granted under section 71(2) of the Act; or
- (e) discharge a caveat under section 72 of the Act,

must be made using the Form set out in Part 5 of Schedule 1.

Form to vary warranty

16. An application to vary warranty under section 76(2) of the Act must be made using the Form set out in Part 6 of Schedule 1.

Corrections

17.—(1) Where the Keeper becomes aware of a typographical error in a title sheet, the Keeper may correct the error.

(2) In paragraph (1), “typographical error” means an error which is not an inaccuracy (within the meaning of section 65 of the Act).