
STATUTORY INSTRUMENTS

2012 No. 2421

The Assets of Community Value (England) Regulations 2012

Duties of owners and mortgagees in respect of listed land

19.—(1) Where listed land is entered in the register on an application for first registration of the land made to the registrar—

- (a) by an owner of the land, or
- (b) under rule 21 of the Land Registration Rules 2003⁽¹⁾, by a mortgagee in the name of the owner,

the applicant must, as soon as is practicable after the land is entered in the register, inform the responsible authority of that.

(2) A person who as a result of a disposal has become the owner of listed land must as soon as practicable after becoming the owner give the responsible authority—

- (a) information that the disposal has taken place; and
- (b) full details of—
 - (i) the name of the person who has become the owner including, where that person is a body corporate subject to registration, its place of registration and registered number; and
 - (ii) the address of that person.

(3) In this regulation—

- (a) “owner” includes a person who would be an owner as defined in section 107 of the Act—
 - (i) but for the effect of section 7(1) and (2) of the Land Registration Act 2002⁽²⁾; or
 - (ii) if the disposition to that person had been completed by registration in accordance with section 27(1)⁽³⁾ of that Act; and
- (b) “disposal” means a transfer of a freehold estate or a grant or assignment of a leasehold estate in land, including—
 - (i) a relevant disposal, and
 - (ii) a binding agreement to make a disposal.

⁽¹⁾ 2003/1417. See footnotes to Schedule 4 for details of previous amendments to this instrument.

⁽²⁾ 2002 c.9. Section 7 was amended by the Land Registration Act (Amendment) Order 2008 (S.I. 2008/2872).

⁽³⁾ Section 27 was amended by the Commons Registration Act 1965 (c.64) and by section 157(1) and (4) of the Localism Act 2011, brought into force on 1st April 2012 by article 6(a) of the Localism Act 2011 (Commencement No. 4 and Transitional, Transitory and Saving Provisions) Order 2012 (S.I. 2012/628).