

## **FIRST REGISTRATION AT THE LAND REGISTRY**

**Have you lived in your property for 30 years or more? Do you keep your deeds at home or in safe deposit at your bank? Have you ever thought of registering your property at the Land Registry voluntarily?**

In successive Land Registration Acts more and more transactions relating to ownership or interest in land have been made compulsorily registrable at the Land Registry. The latest to be included are leases of more than three years duration. It is the mission of the Land Registry to register every interest in land in the country, although their proposed timescale may not perhaps be realistic.

If you have owned your land for (in this area) more than about 30 years and no transactions have taken place with regard to it since then, it is likely that your land remains unregistered. Quite apart from the Land Registry's perspective on the matter, you may feel that keeping deeds at home or paying for them to be stored elsewhere is something of a worry. There may be issues regarding unclear boundaries at your property or even encroachments by neighbouring owners. There may be anomalies in your ownership which have never been addressed, and which would delay any transaction should you wish to sell.

The Land Registry charges fees for registration but for voluntary first registration these fees are reduced.

If you are interested in registering your land at the Land Registry you simply need to complete the appropriate application form and schedule of deeds, send them all your original deeds and crucially an up to date ordnance survey standard plan with your property clearly marked on it. These are certain rules set out in Land Registry Practice Note 40 as to the standard of plan which they will accept. You will also need to send them the appropriate fee which is published by the Land Registry and is based on the value of the property.

One word of caution however, if you do send up your deeds to the Land Registry and you wish the originals to be returned to you make sure that you send a full copy of each one with the plans appropriately coloured, otherwise the Land Registry is likely to shred them.

Your solicitor can of course help you with the application if you wish, or answer any queries you have.

For further information the Land Registry website is very useful [www.landregistry.gov.uk](http://www.landregistry.gov.uk) . You are also welcome to contact our office if you need any information or assistance:-

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