



# Helping you to register your land



## Introduction

The main function of Land Registry is to maintain and develop the register of title to freehold and leasehold land in England and Wales. This Land Register is the largest property database in Europe. One of Land Registry's strategic objectives is to complete the register by achieving the registration of all land in England and Wales by 2012. A Register Development Team has been set up to achieve this task and is actively encouraging large landowners to register their estates.

This team is keen to make the voluntary registration process as straightforward as possible and will work with landowners to register their land. In this leaflet we outline the benefits that accompany voluntary registration and explain how the registration process works.

## The benefits of registration

### **Squatters/adverse possession**

Under the Land Registration Act 2002 the owner of registered land is better protected against squatters than the owner of unregistered land.

### **Security**

A registered title is guaranteed by the state. It sets out a description of the land, the owner and what rights and obligations affect it. It also includes a plan of the property based on the latest Ordnance Survey map.

### **Convenience**

Records of registered land are kept at Land Registry. These include individual title registers and plans and other relevant documents. Old deeds are unlikely to be needed for future transactions, except where leases or entries on the title register depend on them.

### **Proof of ownership**

Registration should greatly simplify future conveyancing, avoid delays and reduce legal fees. A buyer can easily get an official copy of the register and title plan as proof of title at anytime.



### **Map data exchange**

Land Registry has developed a system that allows the import and export of electronic extent data.

#### **Sending your data to us – import**

If you hold your mapping records in a compatible electronic format and can provide the map data showing the land you are seeking to register, we can use the electronic information when completing applications. This saves time transposing from electronic to paper formats and back again.

#### **Sending our data to you – export**

When registration is completed (or at agreed stages) you can receive electronic map data to show the extents of the registered titles as a layer for use on your Geographic Information Systems (GIS) or in setting up a GIS. The fee for the export of this data is likely to be significantly less than the alternative of converting your own records.

### **Access to information**

Individual title registers are kept as computerised records. This information can be readily accessed via Land Registry internet-based applications.

### **Difficulty proving your title?**

Land Registry accepts applications for registration where deeds and documents are lost or destroyed and will register a title where satisfactory alternative evidence is provided. The register development manager will be able to advise on this matter.

### **Future sales**

Potential purchasers are more likely to expect land to be registered before going ahead.

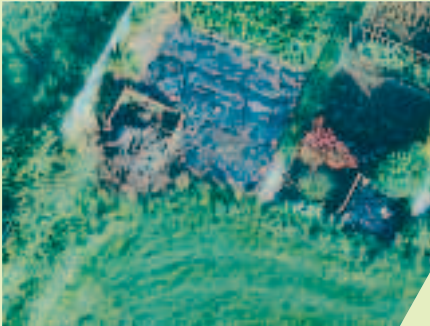
### **Conveyancing expertise**

As registered land is becoming the standard, conveyancers are dealing with unregistered land less frequently.

## **What do I do next?**

In the first instance, contact your local register development manager (details of whom are enclosed with this fact sheet). Alternatively, you can contact any of the named people listed at the back of this leaflet.

We will then be able to offer advice on relevant aspects of the registration process.



## Frequently asked questions

### **Does land need to be registered in one go?**

This depends on the size of the land in question. Large projects can be prepared and processed in batches. We can agree a schedule to meet both Land Registry's and your resource and processing capacity.

### **How much will it cost?**

There is a fee to register your land but a 25 per cent discount is available for voluntary registrations. Significant savings can be made by making a large-scale application compared to piecemeal applications over a period of time.

### **What evidence is needed?**

We need to see all the title documents that you have. If you can't produce all of the documents or are concerned about parting with old/historic documents we are happy to discuss any issues you might have and will try to make the process as simple as possible.

### **How long does the registration process take?**

Timescales will vary according to the size of the application. The register development manager will establish clear timescales at the start of the process.



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### **For further information visit:**

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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