

Sample

Title Register

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This document is a sample created to illustrate an actual Title Register. The Title Number, names and addresses are fictitious.

Please note that each Title Register varies as to the amount of detail, some containing far more detail and others, less detail. Where there are no mortgages or charges affecting the property there may not be a C Section.

THIS TITLE IS DEALT WITH BY LAND REGISTRY, WALES OFFICE

TITLE NUMBER: NGL00119900

There is no application or official search pending against this title

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

BRENT

1 (01.01.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 1, 20 Long Road, Lewisham, London NW7 3HH, and Parking Space

Note: As to the part tinted blue on the filed plan only the first floor flat is included in the title

2 (01.01.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 6 December 1990
Term : 125 years (less 3 days) from 22 December
Rent 1988
Parties : £125 rising to £625 and additional rent
 : (1) Wainwright Homes Lt
 : (2) Adam Smith

3 (01.01.1991) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the lease.

4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it

reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

TITLE ABSOLUTE

1 (12.12.1990) PROPRIETOR: ADAM SMITH of 37 Abraham Drive, London W11 6ZZ

C: Charges Register

This register contains any charges and other matters that affect the land

1 (01.01.91) The land is subject to the following rights reserved by a Conveyance dated 16 June 1967 made between (1) The Biochemical Commissioners for England and (2) Brian Lunt:

"Except nevertheless and reserving unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property

(a) The free passage of water soil and other services from such adjoining land through any drains watercourses pipes and conduits now existing in or under the said property hereby conveyed or substituted therefor by the purchaser and

(b) All such rights of way and such rights of user of air light and the passage thereof as the Commissioners their lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property."

2 (01.01.91) REGISTERED CHARGE dated 6 December 1990 to secure the moneys including the further advances therein mentioned.

3 (01.01.91) Proprietor: NATIONAL BUILDING SOCIETY of National House, Knotty Ash, Liverpool L11 1ZZ

End of Register

This document is a sample created to illustrate an actual Day List entry. The References, names and addresses are fictitious.

Day List Enquiry

Date: 14 Mar 2006

Title Number: SL11111100

Details

Reference: JA99999911
Application Type: Dealing with the Whole
Priority Date: 10 Mar 2006
Priority Time: 11:48:32
Applicants: UKLRS
Lodged by: Jones & Jones
Sample Road
Leeds
L1 3XX
Customer Ref: KT/DL/1212

Reference: JA88888832
Application Type: Dealing with the Whole
Priority Date: 6 Mar 2006
Priority Time: 15:17:35
Applicants: None recorded
Lodged by: Williams & Co
81 Species Street
London
E3 2XX
Customer Ref: KC/CL/129

Title Register Search

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RELEVANT LAW

The law regulating the content of HM Land Registry Title Registers is governed by the Land Registration Act 2002 and Land Registration Rules 2003.

Rule 5 of the Land Registration Rules states that the property register for the registered land must contain a description of the land and refer to a plan which should be based on the Ordnance Survey map and should be known as the Title Plan.

These two documents comprise the Title documents, although they are often

supplemented with copies of deeds that have been created to formalise, or which include, agreements between the buyer and seller, adjoining land owners or third parties.

These Deeds usually relate to covenants, restrictions and easements and can be very detailed.