

# Land Registry

## Application for first registration

# FR1

You must lodge the documents of title with this application; these must be listed on Form DL.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website [www1.landregistry.gov.uk](http://www1.landregistry.gov.uk) provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See [www1.landregistry.gov.uk/regional](http://www1.landregistry.gov.uk/regional) if you are unsure which Land Registry office to send this application to.

'Conveyancer' is a term used in this form. It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

On registering a rentcharge, profit a prendre in gross or franchise, insert a description, for example 'Rentcharge (or as appropriate) over 2 Acacia Avenue'.

Place 'X' in the appropriate box. Only use the third option where the property has an address and is fenced on the ground.

Enter reference, for example 'edged red'.

Enter nature and date of document.

Place 'X' in the appropriate box.

See fees calculator at [www1.landregistry.gov.uk/fees](http://www1.landregistry.gov.uk/fees)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

<b>LAND REGISTRY USE ONLY</b> Record of fees paid
Particulars of under/over payments
Reference number Fees debited £

1	Local authority serving the property: Blakey															
2	Property: 9 Castle Hill Blakey Cornshire CL1 5EH															
3	The extent of the land to be registered can be clearly identified on the current edition of the Ordnance Survey map from  <input type="checkbox"/> the attached plan and shown: <input checked="" type="checkbox"/> the plan attached to the: Conveyance dated 4 May 1987 <input type="checkbox"/> the address shown in panel 2															
4	The class of title applied for is <table style="float: right; border: none;"> <tr> <td><input type="checkbox"/> absolute leasehold</td> </tr> <tr> <td><input checked="" type="checkbox"/> absolute freehold</td> </tr> <tr> <td><input type="checkbox"/> possessory freehold</td> </tr> <tr> <td><input type="checkbox"/> good leasehold</td> </tr> <tr> <td><input type="checkbox"/> possessory leasehold</td> </tr> </table>	<input type="checkbox"/> absolute leasehold	<input checked="" type="checkbox"/> absolute freehold	<input type="checkbox"/> possessory freehold	<input type="checkbox"/> good leasehold	<input type="checkbox"/> possessory leasehold										
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<input checked="" type="checkbox"/> absolute freehold																
<input type="checkbox"/> possessory freehold																
<input type="checkbox"/> good leasehold																
<input type="checkbox"/> possessory leasehold																
5	Application, priority and fees <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 35%;">Applications in priority order</th> <th style="width: 20%;">Price paid/Value (£)</th> <th style="width: 45%;">Fees paid (£)</th> </tr> </thead> <tbody> <tr> <td>First registration of the freehold/leasehold estate</td> <td style="text-align: right;"><b>£200,000</b></td> <td style="text-align: right;"><b>£150</b></td> </tr> <tr> <td><b>Mortgage</b></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: right;">Total fees (£)</td> <td style="text-align: right;"><b>£150</b></td> </tr> </tbody> </table> Fee payment method <input checked="" type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Applications in priority order	Price paid/Value (£)	Fees paid (£)	First registration of the freehold/leasehold estate	<b>£200,000</b>	<b>£150</b>	<b>Mortgage</b>						Total fees (£)		<b>£150</b>
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Provide the full name(s) of the person(s) applying for first registration. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate box.

In this and panel 10, each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Where the applicant is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 8.

Complete as appropriate where the proprietor of the charge is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

<b>6</b>	<p><b>The applicant:</b> <b>SHILPA JENNINGS AND DANIEL RODRIGUEZ</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>		
<b>7</b>	<p>This application is sent to Land Registry by</p> <div style="border: 1px solid black; padding: 2px;">Key number (if applicable):</div> <p>Name: Abbey &amp; Richards Solicitors Address or UK DX box number: East Chamber 4 High Street Blakey BL1 6RD</p> <p>Email address: rma@abbeyandrichards.com Reference:RMA</p> <table border="1" style="width: 100%;"><tr><td style="width: 60%;">Phone no: 0141 222406</td><td>Fax no:</td></tr></table>	Phone no: 0141 222406	Fax no:
Phone no: 0141 222406	Fax no:		
<b>8</b>	<p>The address(es) for service for each proprietor of the estate to be entered in the register is</p> <p><input checked="" type="checkbox"/> the address of the property (where this is a single postal address)</p> <p><input checked="" type="checkbox"/> the following address(es): C/O Abbey &amp; Richards Solicitors East Chamber 4 High Street Blakey BL1 6RD shilpaj@aol.com</p>		
<b>9</b>	<p>Where the applicant is more than one person</p> <p><input type="checkbox"/> they hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they hold the property on trust for themselves as tenants in common in equal shares</p> <p><input checked="" type="checkbox"/> they hold the property on trust: As tenants in common as to 2/3 for Shilpa Jennings and 1/3 for Daniel Rodriguez</p>		
<b>10</b>	<p>Name and address(es) for service for the proprietor of any charge to be entered in the register: English Widows Bank plc PO Box 12757 63 Morrison Street London EC3 8YJ</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>		

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Rule 28 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

Place 'X' in the appropriate box.

If applicable complete the second statement with details of the interest(s); for interests disclosed only by searches do not include those shown on local land charge searches. Certify any interests disclosed by searches that do not affect the estate being registered.

If you do not place 'X' in the box we will assume that you have examined the applicant's title or are satisfied that it has been examined in the usual way.

11 Disclosable overriding interests

- Disclosable overriding interests affect the estate.

12 Certificate

The title is based on the title documents listed in Form DL which are all those under the control of the applicant.

Details of rights, interests and claims affecting the estate (other than non-disclosable interests falling within rule 28(2) of the Land Registration Rules 2003) known to the applicant are, where applicable, disclosed in the title documents and Form DI if accompanying this application.

- The applicant knows of no other such rights, interests and claims. Only the applicant is in actual possession of the property or in receipt of the rent and profits from the property.
- The applicant knows only of the following additional such rights, interests and claims, including those of any person (other than the applicant) in actual possession of the property or in receipt of the rent and profits from the property:

13 Examination of title

- I/we have not fully examined the applicant's title to the estate, including any appurtenant rights, or satisfied myself/ourselves that it has been fully examined by a conveyancer in the usual way prior to this application.

Full details of the evidence of identity that is required can be found in Practice Guide 67 and in Public Guide 20.

The requirement of registration is contained in section 4, Land Registration Act 2002. Further guidance is contained in Practice Guide 1.

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

14 Confirmation of identity

When registering transfers, charges, leases and other dispositions of land, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.

Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 15(2) applies.

'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.

If this application is to register a transfer, lease or charge, dated on or after 10 November 2008 **and** the requirement of registration applies, complete one of the following

- I am a conveyancer, and I have completed panel 15
- I am not a conveyancer, and I have completed panel 16

15 Where the application is sent to Land Registry by a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.

Where a party is not represented by a conveyancer you must also complete (2) below.

Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference
Transferor - Julian Doyle	<input type="checkbox"/>	Smith & Curtis Solicitors 23 Broad Street Blakey BL1 5EH  Reference: SC
Transferees - Shilpa Jennings and Daniel Rodriguez	<input checked="" type="checkbox"/>	Reference:
Mortgage - English Widows Bank plc	<input checked="" type="checkbox"/>	Reference:

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

**Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in Practice Guide 67.**

If the party is not represented insert 'none' in the second column.

Place 'X' in the appropriate box(es).

**Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in Public Guide 20.**

(2) Evidence of identity

Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer

I confirm that I am satisfied that sufficient steps have been taken to verify the identity of

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and that they are the transferor, landlord, transferee, tenant, borrower or lender listed in (1) (as appropriate)

I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above

16 Where the application is sent to Land Registry by someone who is not a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference
	Reference:
	Reference:
	Reference:

(2) Evidence of identity

for each applicant named in panel 6 is enclosed

for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

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Signature of conveyancer: *Abbey & Richards Solicitors*  
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Date:

OR

Signature of applicant: -----

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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