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Ungoed-Thomas & King
Solicitors • Cyfreithwyr

Voluntary First Registration

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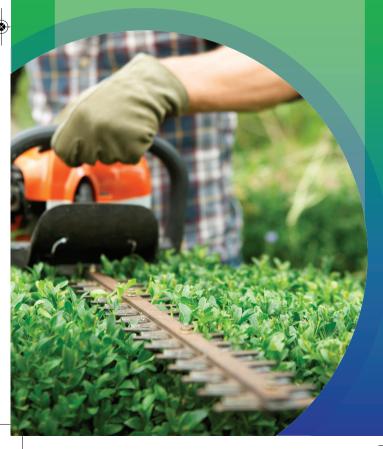UNDERSTANDING | TRUST | KNOWLEDGE

What this means for you

If you purchased your current property prior to 1st December 1988 there is a distinct possibility that your property is not currently registered at the Land Registry.

Only 60% of land in England and Wales is registered at the Land Registry.

The Government and the Land Registry are actively encouraging landowners of unregistered land to register their land at the Land Registry.

As a consequence more and more people are choosing to register their property.

The Government has indicated that it requires all property in England and Wales to be registered as part of the e-conveyancing process.

The Land Registry are currently discounting their fees by 25% for voluntary first registration in order to encourage land owners to register their property in advance of the Government target date.

Although registration of your land is not compulsory until your land is sold, given away or mortgaged, this has not always been the case and making a voluntary application brings many advantages to give you peace of mind:

• The Land Registry will guarantee your title

• It will prevent third parties from making claims against your land

• The title to your property will be condensed onto one single document and stored electronically at the Land Registry

• It is not necessary to have a physical set of deeds and thus reduces the necessity for bulky storage of papers either with yourself or your bank or your Solicitor.

Please speak to one of our Solicitors specialising in property to discuss how UTK can assist.