STATUTORY INSTRUMENTS

1990 No. 1361

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration (Official Searches) Rules 1990

Made - - - -	*4th July 1990*
Laid before Parliament	*6th July 1990*
Coming into force -	*3rd December 1990*

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(a), in exercise of the powers conferred on him by that section and section 112(2) of the said Act, hereby makes the following rules:

PART I

Citation and commencement

1. These rules may be cited as the Land Registration (Official Searches) Rules 1990 and shall come into force on 3rd December 1990.

Interpretation

2.—(1) In these rules, unless the context otherwise requires:

"the Act" means the Land Registration Act 1925;

"credit account" means an account authorised by the registrar under article 14(1) of the Land Registration Fee Order 1990(b);

"day" except in rule 14(1)(d), means a day when the Land Registry is open to the public;

"day list" means the record kept pursuant to rule 7A of the principal rules;

"official certificate of search" means a result of search issued in accordance with rule 4 or 10;

"official search" means any search of the register or any search in relation to a pending first registration application made by or under the control of officers of the Land Registry pursuant to an application made in accordance with rule 3 or 9;

"pending first registration application" means an application made under section 4 or 8 of the Act and entered on the day list but where the registration has not yet been completed;

"the principal rules" means the Land Registration Rules 1925(c);

"priority period" means the period beginning at the time when an application for an

(a) 1925 c.21; sections 112 and 144 were amended by the Land Registration Act 1988 (c.3).
(b) S.I. 1990/172.
(c) S.R. & O. 1925/1093; relevant amending instruments are S.I. 1978/1601, 1986/1534, 1990/314.

official search is deemed by virtue of paragraph (3) below to have been delivered and ending immediately after 9.30 hours on the thirtieth day thereafter;

"proper office" means the district land registry designated as the proper office by article 2(2) of the Land Registration (District Registries) Order 1989(a);

"purchaser" means any person (including a lessee or chargee) who in good faith and for valuable consideration acquires or intends to acquire a legal estate in land and "purchase" has a corresponding means.

(2) A form referred to by number means the form so numbered in Schedule 1.

(3) An application for an official search with priority made by a purchaser in accordance with rule 3 which is delivered after 9.30 hours on one day and before or at 9.30 hours on the next day shall be deemed to have been delivered immediately before 9.30 hours on the second day.

(4) Expressions used in these rules have, unless the contrary intention appears, the meaning which they bear in the principal rules.

PART II

OFFICIAL SEARCHES WITH PRIORITY

Application for official search with priority by purchaser

3.—(1) A purchaser may apply for an official search with priority of the register of the title to the land to which the purchase relates.

(2) Where land is subject to a pending first registration application a purchaser of such land may apply for an official search with priority in relation to that pending first registration application.

(3) An application for an official search with priority shall be made:

(a) by delivering in documentary form at the proper office an application in the case of registered land on Form 94A or Form 94B, as appropriate, and in the case of a pending first registration application, on Form 94A or Form 94B(FR), as appropriate; or

(b) by delivering the application to the proper office, during the currency of any relevant notice given pursuant to rule 14, and subject to and in accordance with the limitations contained in that notice, by any means of communication, other than that referred to in sub-paragraph (a) and:

(i) where the application is made by telephone by a purchaser of the whole of the land in a registered title or of the whole of the land subject to a pending first registration application, the purchaser shall provide, in such order as may be requested, such of the particulars as are appropriate and are required for an application for an official search with priority in Form 94A;

(ii) where the application is made by facscimile transmission in the case of registered land the purchaser shall provide Form 94A or 94B, as appropriate, or, in the case of a pending first registration application, Form 94A or Form 94B(FR), as appropriate, together with, where the application is in Form 94B or Form 94B(FR), any necessary plan; and

(iii) in any other case the purchaser shall provide such of the information specified in Schedule 2 and in such sequence as shall be required by that notice.

(4) Where the application is made under paragraph (3)(a), Form 94A, Form 94B or Form 94B(FR) and any plan accompanying the application, shall, unless the registrar otherwise allows, be delivered in duplicate.

(a) S.I. 1989/1902.

Entry of application on day list and issue of official certificate of search with priority

4.—(1) If an application for an official search with priority is in order, notice of it shall be entered on the day list and an official certificate of search shall be issued giving the result of the search as at the time and day it is deemed to have been delivered.

(2) An official certificate of search with priority of a register or in relation to a pending first registration application may be issued:

(a) where appropriate, in the form set out under the heading "Official Certificate of Result" in Form 94A, Form 94B or Form 94B(FR);

(b) where appropriate, in Form 94D;

(c) during the currency of any relevant notice given pursuant to rule 14, and subject to and in accordance with the limitations contained in that notice, by any means of communication, other than the means referred to in sub-paragraphs (a) and (b).

(3) An official certificate of search shall include the information specified in Part I, Part II or Part III of Schedule 3 as the case may require and may be issued by reference to an office copy of the register.

Inspection of applications for official searches with priority and official certificates of search with priority

5. During the priority period details in a visible and legible form:

(a) of the application for official search with priority; and

(b) of the official certificate of search with priority;

shall be made available for inspection by any person.

Priority of applications protected by an official search with priority of a register

6. Where a purchaser has applied for an official search with priority of a register, any entry which is made in that register during the priority period relating to that search shall be postponed to a subsequent application to register the instrument effecting the purchase and, if the purchase is dependent on a prior dealing, to a subsequent application to register the instrument effecting that dealing provided each such subsequent application:

(a) is deemed to have been delivered at the proper office within the priority period;

(b) affects the same land or charge as the postponed entry; and

(c) is in due course completed by registration.

Priority of applications protected by an official search with priority relating to a pending first registration application

7.—(1) Paragraph (2) has effect where, with respect to a purchase of land which is subject to a pending first registration application:

(a) the purchaser has applied for an official search with priority in relation to the pending first registration application; and

(b) the pending first registration application is subsequently completed by registration of all or any part of the land comprised in that purchase.

(2) Any entry made in the register of title to the land pursuant to an application delivered or otherwise made during the priority period of the official search shall be postponed to any entry made pursuant to a subsequent application to register the instrument effecting the purchase and, if the purchase is dependent upon a prior dealing, a subsequent application to register the instrument effecting that dealing, provided each such subsequent application:

(a) is deemed to have been delivered at the proper office within the priority period;

(b) affects the same land or charge as the postponed entry; and

(c) is in due course completed by registration.

Priority of concurrent applications for official searches with priority and concurrent official certificates of searches with priority

8.—(1) Where two or more official certificates of search with priority relating to the same land or the same charge have been issued and are in operation pursuant to these rules, such certificates shall, as far as relates to the priority thereby conferred take effect unless the applicants otherwise agree, in the order in which the applications for official search with priority were deemed to have been delivered.

(2) Where two or more applications for official search with priority relating to the same land or the same charge are deemed to have been delivered at the same time the official certificates of search with priority shall, as far as relates to the priority thereby conferred, take effect in such order as may be agreed by the applicants or, failing agreement, as may be determined under rule 298 of the principal rules.

(3) Where one transaction is dependent upon another the registrar may for the purposes of this rule assume (unless or until the contrary appears) that applicants for search with priority have agreed that their applications shall have priority as between each other so as to give effect to the sequence of the instruments effecting their transactions.

(4) Where an official search with priority has been made in respect of a particular registered title and an application relating to that title is deemed, by virtue of rule 85 of the principal rules, to have been delivered at the same time as the expiry of the priority period relating to that search, the time of the delivery of the application shall be deemed to be within that priority period.

(5) Where an official search with priority has been made in respect of a particular pending first registration application and a subsequent application relating to any land which is subject to the pending first registration application, or was so subject before completion of the registration of that land, is deemed, by virtue of rule 85 of the principal rules, to have been delivered at the same time as the expiry of the priority period relating to that search, the time of delivery of that subsequent application shall be deemed to be within that priority period.

PART III

OFFICIAL SEARCH WITHOUT PRIORITY

Application for official search without priority

9.—(1) A person (not being a purchaser requiring an official search with priority under Part II of these rules) may apply for an official search of a register without priority.

(2) An application for an official search without priority may be made:

(a) by delivering in documentary form at the proper office an application on Form 94C; or

(b) by delivering the application to the proper office, during the currency of any relevant notice given pursuant to rule 14, and subject to and in accordance with the limitations contained in that notice by any means of communication, other than that referred to in sub-paragraph (a) and:

(i) where the application is made by facsimile transmission in Form 94C, by delivering also any necessary plan; and

(ii) in any other case by providing such of the information specified in Schedule 2 and in such sequence as shall be required by that notice.

(3) Where the application is made under paragraph (2)(a), Form 94C and any plan accompanying the application shall, unless the registrar otherwise allows, be delivered in duplicate.

Issue of official certificate of search without priority

10.—(1) On completion of the search without priority an official certificate of search without priority shall be issued and such certificate shall not confer on the applicant priority for the registration of any dealing and shall so state.

(2) An official certificate of search without priority may be issued:

(a) in the form set out under the heading "Official Certificate of Result" in Form 94C;

(b) during the currency of any relevant notice given pursuant to rule 14, and subject to and in accordance with the limitations contained in that notice, by any means of communication, other than the means referred to in sub-paragraph (a).

(3) An official certificate of search without priority shall include the information specified in Part I or Part III of Schedule 3 as the case may require and may be issued by reference to an office copy of the register.

PART IV

REQUEST FOR INFORMATION AND SEARCHES WITHOUT PRIORITY, NOT BEING OFFICIAL SEARCHES

Information requested by applicant making a telephone application under rule 3(3)(b)(i)

11.—(1) If so requested by an applicant who is making a telephone application under rule 3(3)(b)(i), the registrar may at his discretion also by telephone give to the applicant details of:

(a) in the case of an application under rule 3 for a search with priority of the whole of the land in a registered title, any adverse entry that has been made in the register since the date given in the application as being either the date of the issue of an office copy of the subsisting entries thereon or the date on which the land or charge certificate was officially examined with the register; and

(b) in any case, any entry subsisting on the day list made pursuant to rule 7A of the principal rules, rule 3 of the Land Registration (Official Searches) Rules 1988**(a)** or rule 4 of these rules.

(2) The applicant shall not be entitled to request details of any pending applications not yet entered on the day list.

(3) Details given by the registrar pursuant to an applicant's request under this rule shall not constitute an official search for the purpose of section 83(3) of the Act or an official certificate of the result of a search for the purpose of rule 295 of the principal rules.

Search without priority by telephone or telex

12.—(1) During the currency of any relevant notice given pursuant to rule 14, and subject to and in accordance with the limitations contained in that notice, a person may apply to the proper office by telephone or telex for a search without priority to ascertain whether:

(a) in the case of a search of the register, any adverse entry has been made in the register since a given date being either the date of the issue of an office copy of the subsisting entries thereon or the date on which the land or charge certificate was officially examined with the register; and

(b) in any case, there is any entry subsisting on the day list made pursuant to rule 7A of the principal rules, rule 3 of the Land Registration (Official Searches) Rules 1988 or rule 4 of these rules.

(a) S.I. 1988/629.

(2) Where an application is made by telephone the particulars set out in Part I of Schedule 4 shall be supplied.

(3) An application by telex shall be made in the form set out in Part I of Schedule 5.

Result of search without priority by telephone or telex

13.—(1) Upon receipt of an application by telephone or telex made pursuant to rule 12 the search shall be made as soon as practicable without regard to any pending applications not yet entered on the day list.

(2) Where the result of a search is given by telephone it shall include the information set out in Part II of Schedule 4.

(3) The result of a search sent by telex shall be in the form set out in Part II of Schedule 5.

(4) A search made pursuant to this rule shall not be regarded as an official search for the purposes of section 83(3) of the Act or of rule 295 of the principal rules, and shall not confer upon the applicant priority for the registration of any dealing.

PART V

Notice for the provision of additional arrangements for searches

14.—(1) If the registrar is satisfied that adequate arrangements have been or will be made for dealing with the applications for or results of search specified in paragraph (4) in accordance with this rule, he may, in such manner as he considers appropriate for informing persons who may wish to make applications under these rules, give notice to that effect specifying the class or classes of case covered by those arrangements; and such a notice may in particular, but without prejudice to the generality of the foregoing provision, specify the class or classes of case so covered by limiting them:

(a) to one or more of the types of application or result of search mentioned in paragraph (4);

(b) in the case of applications made as mentioned in paragraph (4), to applications made by a person maintaining a credit account;

(c) to applications which relate to land within specified counties, districts, London boroughs or other administrative areas;

(d) to applications made between specified hours and on specified days (which need not be those between or on which the land Registry is open to the public and may be different for applications of different types);

(e) where an application is made under rule 3(3)(b) or 9(2)(b) or a result is issued under rule 4(2)(c) or 10(2)(b), to delivery of such application or to the issue of such result by one or more means of communication.

(2) Subject to paragraph (3) of this rule a notice given pursuant to paragraph (1) shall be current:

(a) from the time specified in that behalf in the notice; and either

(b) until the time, if any, specified in that behalf in the notice; or

(c) if no time of ceasing to be current is specified in the notice, indefinitely.

(3) A notice given pursuant to paragraph (1) may from time to time be varied, suspended, withdrawn, renewed or replaced by a further notice.

(4) The applications for or results of search referred to in paragraph (1) are:–

(a) an application for an official search with priority made under rule 3(3)(b);

(b) an official certificate of search with priority issued under rule 4(2)(c);

(c) an application for an official search without priority made under rule 9(2)(b);

(d) an official certificate of search without priority issued under rule 10(2)(b);

(e) an application for a search without priority by telephone or telex under rule 12;

(5) Notwithstanding the provisions of rules 3(3)(b), 4(2)(c), 9(2)(b), 10(2)(b) and 12 the registrar may in his discretion refuse to accept an application made under any of those provisions in any individual case.

Revocation

15. The Land Registration (Official Searches) Rules 1988 are hereby revoked.

Dated 4th July 1990 *Mackay of Clashfern,* C.

SCHEDULE 1

Rules 3, 4, 9 and 10

Application by Purchaser for Official Search with priority in respect of the whole of the land in either a registered title or in a pending first registration

HM Land Registry

Form 94A

(Land Registration (Official Searches) Rules 1990)

Priority Stamp

For official use

_____ District Land Registry

Please complete the numbered panels.

1 County and District or London Borough:-

2 Title number (one only per form) of the registered property or that allotted to the pending first registration:-

3 Full names of the registered proprietor(s) of the land or of the person applying for registration of the property specified below:-

4 Full name(s) of applicant(s) (ie. purchaser, lessee or chargee):-

5 I certify that the applicant(s) intend(s) to:-

☐ P purchase ☐ L take a lease of ☐ C lend money on the security of a registered charge on

☐ the **whole** of the land in the above registered title or

☐ the **whole** of the land in the pending first registration application referred to above

6 Address including postcode or short description of property:-

10 Key number

Complete this panel using BLOCK LETTERS and insert the name and address (including postcode) of the person to whom the official certificate of result of search is to be sent.

Reference

7 If search is against the whole of the land in a registered title enter below the date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register:-

8 Enter X in box as appropriate:-

☐ Application is made to ascertain whether any adverse entry has been made in the register or day list since the date shown in 7 above.

OR

☐ Application is made to ascertain whether any adverse entry has been made in the day list since the date of the pending first registration application.

9 Signed

Date

Telephone No.

Official Certificate of Result of Search

It is hereby certified that the official search applied for has been made with the following result :

☐ **A** Result of search against the whole of the land in a registered title:-

Since _____ 19 _____

☐ No adverse entries have been made.

☐ Entries have been made. Details of these and of pending applications (if any) are annexed to and form part of this result.

☐ No adverse entries have been made but there are pending applications details of which are annexed to and form part of this result.

☐ **B** Result of search against the whole of the land in a pending first registration application:-

The property specified is the subject of a pending first registration application. Details are annexed to and form part of this result.

Note:

To obtain priority, the application for registration in respect of which this search is made must be delivered to the proper office at the latest by 9.30 am on the date when priority expires: see priority stamp at the head of this form.

Application by **Purchaser for Official Search with priority in respect of part of the land in a registered title**

HM Land Registry

Form **94B**

(Land Registration (Official Searches) Rules 1990)

Priority Stamp

For official use

_____ District Land Registry

Please complete the numbered panels.

1 County and District or London Borough:-

2 Title number (one only per form) of the registered property:-

3 Full names of the registered proprietor(s) of the land:-

4 Full name(s) of applicant(s) (ie. purchaser, lessee or chargee):-

5 I certify that the applicant(s) intend(s) to:-

☐ P purchase ☐ L take a lease of ☐ C lend money on the security of a registered charge on

the land described in panel 6, being part of the land in the above title

6
Complete either (a) or (b) below:-
(a) where an estate layout plan has been approved in the Registry

(i) the plot number(s) ☐

(ii) the date of approval of the estate plan ☐

OR

(b) state in all other cases the address (including postcode) or short description of the property referring to a plan:-

shown ☐ on the attached plan

7
Enter below the date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register:-

8
Application is made to ascertain whether any adverse entry has been made in the register or day list since the date shown in 7 above.

Signed

Date

Telephone No.

9 Key number

Complete this panel using BLOCK LETTERS and insert the name and address (including postcode) of the person to whom the official certificate of result of search is to be sent.

Reference

Official Certificate of Result of Search

It is hereby certified that the official search applied for has been made with the following result :-

Since _____ 19 _____

☐ No adverse entries have been made.

☐ Entries have been made. Details of these and of pending applications (if any) are annexed to and form part of this result.

☐ No adverse entries have been made but there are pending applications details of which are annexed to and form part of this result.

Note:
To obtain priority, the application for registration in respect of which this search is made must be delivered to the proper office at the latest by 9.30 am on the date when priority expires: see priority stamp at the head of this form.

Application by **Purchaser for Official Search with priority in respect of part of the land in a pending first registration**

HM Land Registry **Form 94B(FR)**

(Land Registration (Official Searches) Rules 1990)

Priority Stamp

For official use

_____ District Land Registry

Please complete the numbered panels.

1 County and District or London Borough:-

2 Title number (one only per form) allotted to the pending first registration:-

3 Full name of the person applying for registration of the property specified below:-

4 Full name(s) of applicant(s) (ie. purchaser, lessee or chargee):-

5 I certify that the applicant(s) intend(s) to:-

☐ P purchase ☐ L take a lease of ☐ C lend money on the security of a registered charge on

the land described in panel 6, being part of the land in the pending first registration referred to above

8 Key number

Complete this panel using BLOCK LETTERS and insert the name and address (including postcode) of the person to whom the official certificate of result of search is to be sent.

Reference

6 State the address (including postcode) or short description of the property referring to a plan:-

shown plan ☐ on the attached

7 Application is made to ascertain whether any adverse entry has been made in the day list since the date of the pending first registration application.

Signed

Date

Telephone No.

Official Certificate of Result of Search

It is hereby certified that the official search applied for has been made with the following result :-

The property specified is the subject of a pending first registration application. Details are annexed to and form part of this result.

Note:
To obtain priority, the application for registration in respect of which this search is made must be delivered to the proper office at the latest by **9.30 am** on the date when priority expires: see priority stamp at the head of this form.

Application for Official Search without priority in respect of the land in a registered title

HM Land Registry

Form 94C

(Land Registration (Official Searches) Rules 1990)

Certificate Date

_____ District Land Registry

For official use only

Record of Fees paid

Fee Debited £

Please complete the appropriate numbered panels.

1 County and District or London Borough:-

2 Title number (one only per form) of the registered property:-

3 Full names of the registered proprietor(s) of the land:-

4 Full name(s) of applicant(s) if other than the registered proprietor:-

COMPLETE PANELS 5 or 6 as appropriate.

5 For a **search in respect of the whole** of the land in the above title state the address or short description of the property below:-

6 For a **search in respect of part** of the land in the above title complete (a) or (b) below:-

(a) where an estate layout plan has been approved in the Registry

(i) the plot number(s)

(ii) the date of approval of the estate plan

OR

(b) state in all other cases the address (including postcode) or short description of the property referring to a plan:-

shown on the attached plan

7 **PAYMENT OF FEE**

Please enter X in the appropriate box:-

☐ the Land Registry fee of £ accompanies this application,

OR

☐ please debit the Credit Account mentioned below with the appropriate fee payable under the current Land Registration Fee Order.

FOR COMPLETION BY APPLICANTS WHO ARE CREDIT ACCOUNT HOLDERS

YOUR KEY NUMBER:-

YOUR REFERENCE:-

8 Date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register:-

9 Application is made to ascertain whether any adverse entry has been made in the register or day list since the date shown in 8 above.

Signed

Date

Telephone No.

Official Certificate of Result of Search

It is certified that the official search applied for has been made with the following result :-

Since _____ 19 _____

☐ No adverse entries have been made.

☐ Entries have been made. Details of these and of pending applications (if any) are annexed to and form part of this result.

☐ No adverse entries have been made but there are pending applications details of which are annexed to and form part of this result.

Note: This certificate confers no priority for the registration of any dealing.

10 Reference _____

Please enter above using BLOCK LETTERS the name and address (including postcode) of the person to whom the Certificate of Result is to be sent.

Where you have requested that the fee be paid by Credit Account the appropriate fee has been debited.

Official Certificate of the Result of Search of Whole

HM Land Registry
Land Registration (Official Searches) Rules 1990

Form 94D

Official Search No.	Certificate Date	Priority period expires on

Particulars of Search as Supplied:

Title Number	
Applicant(s)	

RESULT

It is certified that the official search applied for has been made with the following result:

Note:
To obtain priority the application for registration in respect of which this search is made must be delivered to the proper office at the latest by 9.30am on the date when priority expires.

Applicant's Reference		Applicant's Key Number	

Any enquiries concerning this Certificate to be addressed to:-

District Land Registry

SCHEDULE 2

Rule 3(3)
Rule 9(2)

PARTICULARS TO BE SUPPLIED FOR AN OFFICIAL SEARCH DELIVERED UNDER RULE 3(3)(b)(iii) OR RULE 9(2)(b)(ii)

A. The credit account number of applicant

B. Applicant's name and address

C. Applicant's reference

D. The type of search (state "whole search" or "part search")

E. Whether or not the applicant is seeking a search with priority (state "with priority" or "without priority")

F. If with priority, whether the applicant is seeking a search of a registered title or in relation to a pending first registration application (state "registered title" or "pending first registration application")

G. The title number or the title number allotted to the pending first registration application

H. A short description of the property

I. The full names of the registered proprietors of the land or of the person applying for first registration of the property

J. The date from which the search is to be made being either the date on which an office copy of the subsisting entries in the register was issued or the last date on which the land or charge certificate was officially examined with the register (to be completed only in respect of searches against a registered title)

K. The full names of the persons on whose behalf application is made

L. Unless the application is made under rule 9 of these rules the nature of the intended transaction (state "PURCHASE", "NEW LEASE" or "REGISTERED CHARGE")

M. The plot number (to be completed only in respect of searches of part of the land in a title)

N. The date of approval of the estate plan (to be completed only in respect of searches of part of the land in a title)

NOTE: Only the letters of the paragraphs and the details of the information contained therein need be given.

SCHEDULE 3

Rule 4(3)
Rule 10(3)

PART I

INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF A REGISTER

A. Details of any adverse entries made on the register since the date specified in the application for search from which the search is to be made

B. Notice of the entry of any pending application affecting the relevant title entered on the day list pursuant to rule 7A of the principal rules

C. Notice of the entry of any official search the priority period of which has not expired and which is entered on the day list pursuant to rule 4 of these rules or rule 3 of the Land Registration (Official Searches) Rules 1988

PART II

INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH WITH PRIORITY IN RELATION TO A PENDING FIRST REGISTRATION APPLICATION

A. Full name(s) of the person(s) who have applied for first registration of the land

B. The date upon which the pending first registration application is deemed to have been received at the proper office under rule 24 of the principal rules

C. Notice of the entry of any pending application affecting the land sought to be registered and entered on the day list subsequent to the date upon which the pending first registration application was lodged

D. Notice of the entry of any official search the priority period of which has not expired and which is entered on the day list pursuant to rule 4 of these rules

PART III

INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH ISSUED UNDER RULE 4(3) OR RULE 10(3)

A. In the case of registered land, the title number or, in the case of a pending first registration application, the title number followed by the words "allotted on first registration"

B. The search certificate number (if any)

C. Property description, if search is of part (if search is of whole this will be stated)

D. In the case of registered land, the full name(s) of the registered proprietor(s) or, in the case of a pending first registration application, the full name(s) of the person(s) applying to be registered as proprietor(s) of the land

E. The names of the persons on whose behalf the application was made

F. The nature of the intended transaction, if any

G. In the case of registered land, the date from which the search has been made or, in the case of a pending first registration application, the date upon which that application is deemed to have been delivered

H. Details of the result of search in accordance with Part I of this Schedule or, in the case of a pending first registration application, paragraphs C and D of Part II of this Schedule

I. Details of priority

J. Applicant's reference

SCHEDULE 4

Rule 12(2)
Rule 13(2)

PART I

PARTICULARS TO BE SUPPLIED WHEN A SEARCH IS MADE BY TELEPHONE UNDER RULE 12

A. The Credit Account number, name, address and telephone number of the person making the application together with the name of the person on whose behalf the application is being made

B. The title number or that allotted to the pending first registration application and a short description of the property

C. In the case of registered land, the full name of the proprietor of the land or, in the case of a pending first registration application, the full name of the person applying for registration of the land

D. In the case of a search of the register, the date from which the search is to be made

PART II

INFORMATION TO BE INCLUDED IN THE RESULT OF A SEARCH MADE BY TELEPHONE

A. The title number or the title number allotted to the pending first registration application

B. A statement whether the search has extended to the whole or been limited to a part of the land comprised in the registered title or the land subject to the pending first registration application as the case may be

C. A short description of the property

D. In the case of registered land, the date from which the search has been made or, in the case of a pending first registration application, the date upon which that application is deemed to have been received at the proper office

E. The result given in accordance with Part I of Schedule 3 in the case of registered land and paragraph C and D of Part II of Schedule 3 in the case of a pending first registration application

SCHEDULE 5

Rule 12(3)
Rule 13(3)

PART I

FORM OF APPLICATION FOR SEARCH BY TELEX

PARTICULARS TO BE SUPPLIED

A. The Credit Account number, name and Telex address of the applicant

B. The title number

C. A short description of the property and print "whole search" or "part search"

D. In the case of a search of the register, the date from which the search is to be made or, in the case of a pending first registration application print "First Registration"

E. The full name(s) of the proprietor(s) of the land or, in the case of a pending first registration application, the person(s) applying for registration of the land

F. The name of the person(s) on whose behalf the application is made

NOTE: Only the letters of the paragraphs and the reply to the request for information contained therein need be given

PART II

RESULT OF SEARCH

A. In the case of a registered title number or, in the case of a pending first registration application, the title number followed by the words "allotted on first registration"

B. If the search was made in respect of the whole of the land in the registered title, "whole" will be printed. If it was in respect of a part only, the description of the property will be given

C. The date from which the search has been made or, in the case of a pending first registration application, the date upon which that application is deemed to have been received at the proper office

D. Details of the result of search as set out in Part I of Schedule 3 or, in the case of a pending first registration application, as set out in paragraphs C and D or Part II of Schedule 3. If there are no such details to be supplied "Nil" will be printed

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules, which replace the Land Registration (Official Searches) Rules 1988, provide:

(a) that the authority of a registered proprietor or applicant for first registration to make a search is no longer required but an official search with priority can still only be made by a purchaser (as defined in rule 2 of the Rules);

(b) a framework whereby searches may, during the currency of any notice given by the registrar under rule 14(1) of the Rules, be delivered by a variety of means including by telephone or facscimile transmission;

(c) for revised forms of application for search and result of search as set out in Schedule 1 to the Rules.

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