

Land Registry

Her Majesty's Land Registry

“Title to land”



Alasdair Lewis

Director of Legal Services and Deputy Chief Land Registrar

Legal ownership

English law recognises 2 types of legal ownership of land,

- Fee simple absolute in possession (“Freehold”). The closest English law gets to absolute ownership.
- Term of years absolute (“Leasehold”). Definite start and end date.

HMLR registers,

- Freeholds, and
- Leases granted for a term of 7 years or more.

HMLR

- HMLR is a title registry (not a deeds registry)
- Titles registered by HMLR are guaranteed by the state
- Compensation (“indemnity”) is paid by HMLR if a mistake on the register causes loss
- What is guaranteed is determined by the class of title given by the Registrar (or HMLR’s staff on his behalf)
- The best class of title is “absolute”. Most titles are absolute.

Classes of title

Freehold

- Absolute
- Possessory
- Qualified

Leasehold

- Absolute
- Possessory
- Qualified
- Good leasehold

Example register

Register - NGL864428

Register Summary

Office:	CROYDON	Last Application Date:	26 AUG 2009
Team:	CR CT2	Last Application Time:	16:41:25
ABR:	BADD31A	Edition Date:	26 AUG 2009
Estate Info:	Absolute Freehold Estate in Land		

[Title Info...](#)

This is the current version of the Register for NGL864428.

☐ Show Changes

A Register B Register C Register

A: PROPERTY REGISTER

THIS REGISTER DESCRIBES THE LAND AND ESTATE COMPRISED IN THE TITLE.

CITY OF WESTMINSTER

1. (12.06.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 10-12 Downing Street and 68, 70 and 72 Whitehall, London.

END OF A REGISTER.

Example register

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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. (12.06.2006) PROPRIETOR: >Secretary of State for Communities and Local
Government> care of The Cabinet Office, 9 Whitehall, London SW1A 2DD.

END OF B REGISTER.

Example register

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C: CHARGES REGISTER

THIS REGISTER CONTAINS ANY CHARGES AND OTHER MATTERS THAT AFFECT THE LAND.

1. (26.08.2009) The parts of the land thereby affected are subject to the rights granted by a Lease of a Transformer Chamber dated 14 August 2009 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

-NOTE: Copy lease filed under NGL906010.

2. (26.08.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

SCHEDULE OF NOTICES OF LEASES

	REG. DATE AND PLAN REF.	PROPERTY DESCRIPTION	DATE OF LEASE AND TERM	LESSEE'S TITLE
1.	26.08.2009	Transformer Chamber forming part of Cabinet Office (Basement Level)	14.08.2009 99 years from 14.8.2009	
NOTE: See entry in the Charges Register relating to the rights granted by this lease.				

Publicity

- Open register
- Official copies. Admissible as evidence in court. Contents are guaranteed
- Register view
- Extracts

Questions?