Land Registry





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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

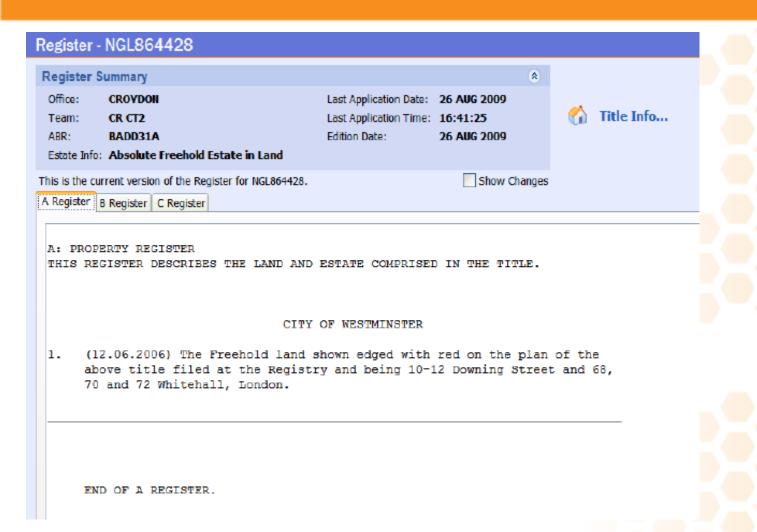
#### **Freehold**

- Absolute
- Possessory
- Qualified

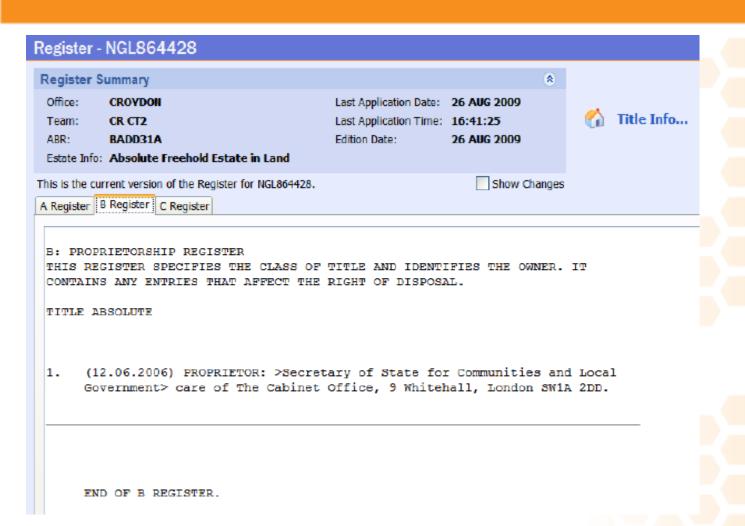
#### Leasehold

- Absolute
- Possessory
- Qualified
- Good leasehold

## Example register



## Example register



# Example register

#### Register - NGL864428

Register Summary Office: CROYDON Last Application Date: 26 AUG 2009 Title Info... Team: CR CT2 Last Application Time: 16:41:25 ARR. RADD31A 26 AUG 2009 Edition Date: Estate Info: Absolute Freehold Estate in Land Show Changes This is the current version of the Register for NGL864428. A Register B Register C Register

C: CHARGES REGISTER

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

 (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.

 (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 PROPERTY DESCRIPTION DATE OF LEASE LESSEE'S TITLE AND PLAN REF. AND TERM

1. 26.08.2009 Transformer Chamber forming 14.08.2009
part of Cabinet Office 99 years from
(Basement Level) 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?

