

What information does the Land Registry hold for a property?

Step 1 = search for 'Land Registry'

Step 2 = avoid the 'Ads' and select the www.gov.uk link

The screenshot shows a Google search for 'land registry'. The search bar and the Google logo are circled in red. The search results are as follows:

- Ad** - www.onlinelandregistry.org.uk/ 0333 271 9989
Search Land Registry Deeds - Land Registry Deeds
Find official deeds for a property or piece of **land** online with our address or map search.
- Ad** - www.landregistrytitleddeeds.co.uk/official-deeds/download-now
Land Registry Title Deeds - Official Deeds & Plans: £14.95
Get official deeds for any property or piece of **land** online with our address or map search
- www.gov.uk > Organisations ▾
HM Land Registry - GOV.UK
We register the ownership of ~~land~~ and property in England and Wales. HM Land Registry is a non-ministerial department.

Below the search results, there are several links:

- Search for property information**
Find a property and get its title plan, title register, who owns it and ...
- Search sold property prices**
You can search for sold prices by address. Search the UK house ...
- Contact HM Land Registry**
Contact HM Land Registry. English; Cymraeg. Get in touch with us ...
- More results from www.gov.uk »**
- Title deeds**
... for it, how to get a copy of the deeds and how to check the ...
- Registering land or property**
You must register all land or property with HM Land Registry ...
- Searches, fees and forms**
List of information about Searches, fees and forms.

At the bottom left, there is a link: eservices.landregistry.gov.uk > view > QuickEnquiryInit ▾
Property Search - Land Registry

On the right side of the search results, there is a knowledge panel for the Government of the United Kingdom, created in 1862 to register the ownership of land and property in England and Wales. It reports to the Department for Business, Energy and Industrial Strategy.

Wikipedia

Agency executive: : Simon Hayes, Chief Land Registrar and Chief Executive;

Founded: 1862

Employees: 4,486

Parent organization: [Department for Business, Energy and Industrial Strategy](#)

Jurisdiction: [United Kingdom, England and Wales](#)

Profiles

[LinkedIn](#) [Twitter](#) [YouTube](#) [Facebook](#)

People also search for View 15+ more

[Companies House](#) [rightmove](#) [HM Revenue & Customs](#) [Ordnance Survey](#) [ns&i](#)

[Compan... House](#) [Rightmo...](#) [HM Revenue and Cust...](#) [Ordnance Survey](#) [National Savings and Inve...](#)

[Claim this knowledge panel](#) [Feedback](#)

See results about

[Land registration](#)
Land registration generally describes systems by which matters concerning ...

Tell us whether you accept cookies

We use [cookies to collect information](#) about how you use GOV.UK. We use this information to make the website work as well as possible and improve government services.

Accept all cookies

Set cookie preferences



Search on GOV.UK



→ [Coronavirus \(COVID-19\)](#) | National restrictions in England from 5 November

→ [Brexit transition](#) | Take action now for new rules in 2021

[Home](#) > [Organisations](#)

HM Land
Registry



English | [Cymraeg](#)

[Search property ownership information](#)

[Search house prices](#)

[Title deeds](#)

[Boundary questions](#)

[Registering land or property](#)

[Searches, fees and forms](#)

[Data](#)

[Practice guides](#)

[Business services and portal login](#)

[Search for local land charges](#)

Step 3 select

[Set cookie preferences](#)

→ **Brexit transition** | Take action now for new rules in 2021

[Home](#) > [Housing and local services](#) > [Owning and renting a property](#)

Find information about a property in England or Wales, even if you do not own it. Search by address to find the owner, how far its general boundaries extend and whether it's at risk of flooding.

You'll need to order an [official copy of the register](#) if you need to prove property ownership, for example for a court case.

Step 4 select

Related content

Registering land or property with HM Land Registry

Your property boundaries

Protect your land and property from fraud

[Contact HM Land Registry](#)

Optional – use this url to shortcut and go straight to this page

<https://eservices.landregistry.gov.uk/eservices/FindAProperty/view/QuickEnquiryInit.do>

Step 5 enter
house number
and post code

HM Land Registry Business e-services Find a property

HM Land Registry

Login | Contact HM Land Registry

Find a property

Required fields are marked by *

House no/name:

* Postcode:

Search »

[» Detailed enquiry](#)
[» Map enquiry](#)
[» HM Land Registry-INSPIRE ID enquiry](#)

How to find a property

If you're buying or selling a house or are just interested in a property, you'll be glad you visited us. To obtain property details just enter the postcode and house number/name above and click 'Search'.

If you know the full address you can submit a [Detailed enquiry](#), if you don't you can submit a [Map enquiry](#).

If you have an HM Land-Registry INSPIRE ID you can submit a [HM Land Registry-INSPIRE ID enquiry](#). For further information see: [INSPIRE information for our customers](#)

For properties you are interested in, you can download:

- a **title register** where you can find out who owns the property, price paid/value stated information if sold since April 2000 and any rights of way or restrictions on the land noted on the register for only £3 ([view title register example](#))
- a **title plan** defining the property for only £3 ([view title plan example](#))
- a **Flood Risk Indicator result** showing the probability of flood for the individual registered property, produced with data supplied by [Environment Agency](#) and [Natural Resources Wales](#) for only £9.00 (excluding VAT) ([view Flood Risk Indicator result example](#))

For further details of documents referred to in the register and obtaining copies see: [About this service](#)

For further information about Flood Risk Indicator see: [Flood Risk Indicator](#)

What do I need?

Important - to purchase property information from this service you must be a registered user.

You will be asked to register for an account or log in once you are ready to purchase information for a selected property. Registrations are deleted after 12 months of non-use.

To download you will need:

- a valid debit/credit card
- PDF viewing software installed
- a valid email address

Is your property at risk of flooding?

Find out here!

You can find out the risk of flooding for your home or for any other registered property (in England and Wales) you are interested in, **using our property search**.

It only takes a couple of minutes to get your result!

For further information about Flood Risk Indicator see: [Flood Risk Indicator](#)

HM Land Registry

[Login](#) | [Contact HM Land Registry](#)

Find a property

Property search

[About this service](#)
[Flood Risk Indicator](#)
[Costs and payment](#)
[Aerial land locator - hints & tips](#)
[Solving problems](#)
[Terms & conditions](#)
[Glossary](#)
[Accessibility statement](#)

Find a property - purchase documents

Address:

Tenure:

Price Paid/Value Stated Data:

Please purchase the title register to see the price paid/value stated for this property.

Buy	Type	Cost
☐	Title register (example)	£3.00
☐	Title plan (example)	£3.00
☐	Flood Risk Indicator result (example)	£9.00 (excl. VAT)
Total:		£0.00

[New enquiry](#)[Purchase](#)Use of this address data is subject to [Ordnance Survey licence terms and conditions](#).

See the following pages
for the examples

Property locator

We have found one property record for you. The items available are detailed opposite.

Copies of the registers and title plans obtained from this service are for information purposes only and are not guaranteed copies.

If you require a guaranteed copy, please apply for an HM Land Registry Official Copy. To do that you will need to print and complete a [form OC1](#) application and post it, together with the [relevant fee](#), to the appropriate HM Land Registry office. Click [here](#) to find the address of the HM Land Registry office that serves the area where the property you are interested in is located. If the title register and/or plan are not shown as available, please apply for an Official Copy as referred to above.

If you have obtained a copy of the register and now require copies of certain documents referred to in the register see: [About this service](#)

For further information about Flood Risk Indicator see: [Flood Risk Indicator](#)

Step 6 select what you wish to see and follow the instructions for payment/download

Title Plan example

Title plans

What is a title plan?

When we register a property we prepare a title register and a title plan. The plan shows the land owned. Each title plan is stored in our computer system under a title number which is unique to that property. Title plans are prepared on the latest Ordnance Survey map available at the time of registration and are not updated as a matter of course.

What does your title plan show?

Your title plan shows:

- the title number of the land
- the land included in the title which is normally edged in red. There may be other colours or markings on the plan. The significance of these is explained in the register
- the scale at which the plan is drawn

Does the title plan show my boundary?

The word **boundary** has no special meaning in law. In land ownership, it is understood in two ways:

- **the legal boundary** - is the line which is not visible on the ground which divides one person's land from another's. It is an exact line having no thickness. It is rarely identified with any precision either on the ground or in the deeds.
- **the physical boundary** – is a physical feature such as a fence, wall or a hedge.

The legal boundary may be intended to follow the physical boundary, but this is not always the case. For example, the legal boundary may run down the centre of a hedge, along either of its sides, or anywhere within or beyond it.

How do I find out who owns the boundary features?

The register will only show information concerning the ownership of boundary features where this information was available in the deeds lodged for registration.

[Your property boundaries](#) also gives more information on this subject.

Title Register example – pages 1 & 2

Title number: CS72510

This title is dealt with by Land Registry, Plymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'official copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on [date and time] and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CS72510
Address of Property	: 23 Cottage Lane, Kerwick, PL14 3JP.
Price Paid/Value Stated	: £128,000
Registered Owners	: Peter Andrew Bartram and Susan Helen Bartram of : 23 Cottage Lane, Kerwick, (PL14 3JP).
Lender	: ILKINGHAM BUILDING SOCIETY

The title number is Land Registry's unique reference number for this registered land.

The price paid/value stated information has been entered in the register since 1 April 2000. It is based on information contained in the transfer or application form lodged with us. It has not been verified by us and may not represent the full market value of the property. For further information please [click here](#).

Specimen register

This is a copy of the register of the title number set out immediately below, showing the entries in the register on [date and time]. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'official copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, you will need to complete [form OC1](#).

TITLE NUMBER : CS72510 PROPERTY REGISTER

CORNSHIRE : MARADON

1. (29 August 1974) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Cottage Lane, Kerwick, (PL14 3JP).
2. (29 August 1974) The land tinted yellow on the title plan has the benefit of the following rights granted by the Conveyance dated 27 July 1968 referred to in the charges register:-
"TOGETHER WITH the benefit of a right of way on foot only over that part of the shared accessway belonging to 25 Cottage Lane."
3. (29 August 1974) The land has the benefit of the rights granted by the Transfer dated 21 August 1974 referred to in the Charges Register.

END OF PROPERTY REGISTER

This is the date that the entry was made in the register.

The title number is Land Registry's unique reference number for this registered land.

The **property register** identifies the geographical location and extent of the registered property by means of a short verbal description (usually the address) and by reference to an official plan which is prepared for each title. It may also give particulars of any rights that benefit the land. In the case of a leasehold title, it gives brief details of the lease.

Title Register example – pages 3 & 4

TITLE NUMBER : CS72510 PROPRIETORSHIP REGISTER - ABSOLUTE FREEHOLD

1. (18 December 2001): PROPRIETOR: PETER ANDREW BARTRAM and SUSAN HELEN BARTRAM of 23 Cottage Lane, Kerwick, (PL14 3JP).
2. (18 December 2001) The price stated to have been paid on 3 December 2001 was £128,000.
3. (18 December 2001) Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the charge dated 3 December 2001 in favour of the Ilkingham Building Society referred to in the Charges Register.

END OF PROPRIETORSHIP REGISTER

This type of entry has been entered in the register since 1 April 2000. It is based on information contained in the transfer or application form lodged with us. It has not been verified by us and may not represent the full market value of the property.

The **proprietorship register** specifies the quality of title. It also gives the name and address of the legal owner(s) and shows whether there are any restrictions on their power to sell, mortgage or otherwise deal with the land. It **may** give details of price paid or value information relating to the title.

TITLE NUMBER : CS72510 CHARGES REGISTER- ABSOLUTE FREEHOLD

1. (29 August 1974) A Conveyance of the land tinted pink on the title plan dated 14 February 1965 made between (1) Archibald Henry Dawson (Vendor) and (2) Thomas Yorke (Purchaser) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendor so as to bind the land hereby conveyed into whosoever hands the same may come that the Purchaser and his successors in title will not use the premises hereby conveyed for the retail sale of grocery or as a butchers shop."

2. (29 August 1974) The land in this title is subject to the following rights reserved by a Conveyance dated 27 July 1968 made between (1) Maradon Borough Council (Vendor) and (2) John Robertson (Purchaser):-

"subject to

(i) An exception and reservation in favour of the Vendor of the right to enter upon the land hereby conveyed for the purpose of constructing a public sewer the approximate line of which is shown coloured red on the plan annexed hereto and at all times hereafter for the purpose of inspecting cleaning repairing or renewing the said sewer."

NOTE:- The red line referred to is shown by a blue broken line on the title plan.

3. (29 August 1974) A Transfer of the land in this title dated 21 August 1974 made between (1) Henry Smith and (2) David Stanley Charles and Susan Charles contains restrictive covenants.

NOTE: Copy in Certificate

4. REGISTERED CHARGE dated 3 December 2001 to secure the moneys including the further advances therein mentioned.

PROPRIETOR Ilkingham Building Society of 101 Cambridge Street, Ilkingham IL1 3FC.

Where the matters contained in a deed are lengthy, we normally do not set out the full details in the register. This is because it allows us to process applications quicker so providing a more efficient service to our customers and also because the matters are sometimes best understood when read with the rest of the deed. Where this method has been used, the deed will be referred to in the register as "copy in certificate" or "copy filed". To obtain an official copy of a deed referred to in the register in this way you will need to complete [form OC2](#).

A registered mortgage, called a charge, affecting the title. It gives the date of the charge and the name and address of the lender.

The **charges register** contains identifying particulars of registered mortgages and notice of other financial burdens secured on the property (but does not disclose details of the amounts of money involved). It also gives notice of other rights and interests to which the property is subject such as leases, rights of way or covenants restricting the use of the property.