

**Any parts of the form that are not typed should be completed in black ink and in block capitals.**

Form UN4 must be used for cancellation of a unilateral notice. If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at [www.gov.uk/land-registry](http://www.gov.uk/land-registry).

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

HM LAND REGISTRY USE ONLY  
Record of fees paid

Particulars of under/over payments

Reference number  
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

To find out more about our fees visit [www.gov.uk/government/collections/fees-land-registry-guides](http://www.gov.uk/government/collections/fees-land-registry-guides)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

List the documents lodged with this form. If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or DL (if used). We only need certified copies of deeds or documents you send to us with HM Land Registry application forms. Once we have made a copy of the documents you send to us, they will be destroyed, this applies to both originals and certified copies.

Provide the full name(s) of the person(s) applying to cancel the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

1	Local authority serving the property:						
2	Title number(s) of the property:						
3	Property:						
4	<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">Application and fee</td> </tr> <tr> <td style="width: 70%;">Application</td> <td style="width: 30%;">Fee paid (£)</td> </tr> <tr> <td colspan="2">Cancellation of a notice</td> </tr> </table> <p>Fee payment method</p> <p style="text-align: center;">cheque made payable to 'Land Registry'</p> <p style="text-align: center;">direct debit, under an agreement with Land Registry</p>	Application and fee		Application	Fee paid (£)	Cancellation of a notice	
Application and fee							
Application	Fee paid (£)						
Cancellation of a notice							
5	Documents lodged with this form:						
6	The applicant:						

This panel must always be completed.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

Place 'X' in the appropriate box.

7	This application is sent to Land Registry by	
	<input type="text" value="Key number (if applicable):"/>	
	Name:	
	Address or UK DX box number:	
	Email address:	
	Reference:	
	Phone no:	Fax no:
8	Application in respect of notice protecting a rentcharge	
	Rentcharge of £                      created by a deed dated and issuing out of the land registered under the title number(s) referred to in panel 2.	
	The rentcharge has determined by	
	merger or release and panel 10 below has also been completed.	
	redemption and the certificate of redemption accompanies this application.	
	The applicant applies for the necessary entries and cancellations to be made in the register to give effect to the determination of the rentcharge.	

9 Application in respect of notice protecting a lease		
Details of lease		
Property affected	Date	Term
<p>The lease has determined by</p> <ul style="list-style-type: none"> <li>merger</li> <li>surrender</li> <li>disclaimer</li> <li>forfeiture and a statutory declaration or other supporting evidence accompanies this application</li> <li>effluxion of time and neither the provisions of the Landlord and Tenant Act 1954 nor those of the Local Government and Housing Act 1989 apply</li> <li>notice under the Landlord and Tenant Act 1954 and the provisions of that Act have been complied with</li> <li>notice under the Local Government and Housing Act 1989 and the provisions of that Act have been complied with</li> <li>other:</li> </ul> <p>Panel 10 has been completed.</p> <p>The applicant applies for the necessary entries and cancellations to be made in the register to give effect to the determination of the lease.</p>		

Place 'X' in the appropriate box and lodge any supporting evidence.

Please provide details.

10 The unregistered title to the determined lease or rentcharge is based on the title documents listed which are all those under the control of the applicant.

Details of rights, interests and claims affecting the estate known to the applicant are, where applicable, disclosed in the title documents accompanying this application.

The applicant knows of no other such rights, interests and claims. Only the applicant is in actual possession of the property or in receipt of the rent and profits from the property.

The applicant knows only of the following additional such rights, interests and claims, including those of any person (other than the applicant) in actual possession of the property or in receipt of the rent and profits from the property:

Place 'X' in the appropriate box.

If applicable complete the second statement with details of the interest(s); for interests disclosed only by searches do not include those shown on local land charge searches. Certify any interests disclosed by searches that do not affect the determined lease or rentcharge.

List any supporting documents in panel 5 or on Forms AP1 or DL (if used).

You should provide with this application evidence which demonstrates that the interest protected by the notice has come to an end.

11 Cancellation of notice in other cases

Please give details of the notice you are applying to cancel and state how the interest protected by the notice has come to an end.

The applicant applies for the necessary entries and cancellations to be made in the register to give effect to the determination of the notice.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

12 Signature of applicant  
or their conveyancer: .....

Date:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.