

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

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 conveyancers can find guidance on cautions against first registration in [practice guide 3: cautions against first registration](#) at www.gov.uk/land-registry. **HM Land Registry strongly recommends that conveyancers read practice guide 3 before completing this form.**

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#)

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'.

Place 'X' in the appropriate box. Only use the second option where the land has an address and is fenced or has similar boundary features.

Enter reference, for example 'edged red'.

To find out more about our fees visit 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 6.

1	Local authority serving the property:				
2	Property:				
3	<p>The extent of the land to which the caution relates can be clearly identified on the current edition of the Ordnance Survey map from</p> <p style="text-align: center;">the attached plan and shown:</p> <p style="text-align: center;">the address shown in panel 2</p>				
4	<p>Application and fee</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Application</td> <td style="width: 30%;">Fee paid (£)</td> </tr> <tr> <td>Caution against first registration</td> <td></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	Fee paid (£)	Caution against first registration	
Application	Fee paid (£)				
Caution against first registration					

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

Complete as appropriate where the cautioner is a company.

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(es) and complete as necessary. The estate to which the caution relates can be a legal estate which the cautioner claims to own (as long as it is not a registrable estate in land) or in which they claim to have an interest (as long as that interest is not a registrable leasehold estate in land): see practice guide 3.

In the case of a leasehold estate, rentcharge, franchise or profit a prendre in gross, please provide full details of the particular leasehold estate, rentcharge, franchise or profit affected. Include the date, nature and parties of the instrument by which the estate was created, if known; the amount of the rentcharge; the nature of the franchise or profit; and length of the term, if leasehold.

If the estate is a discontinuous lease, include particulars of when the right to possession operates, for example the number of weeks each year.

Each cautioner may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

5	<p>The cautioner:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
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6	<p>This application is sent to Land Registry by</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Key number (if applicable):</div> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>
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Phone no:	Fax no:
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7	<p>The estate to which the caution relates is</p> <p style="text-align: center;">the freehold</p> <p style="text-align: center;">a lease dated _____ for a term of _____</p> <p style="text-align: center;">from _____ made between _____</p> <p style="text-align: center;">Is the lease discontinuous? Yes No</p> <p style="text-align: center;">a rentcharge</p> <p style="text-align: center;">a franchise</p> <p style="text-align: center;">a profit a prendre in gross</p>
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8	<p>The address(es) for service for each cautioner to be entered in the register is:</p>
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Place 'X' in the appropriate box.

This is for cases where the cautioner is a company or firm, or is otherwise incapable of making the statement personally.

Insert reasons and describe the relationship of the person making the statement to the person on whose behalf it is made. Enclose any relevant documentation.

9 Identity of person making the statement of truth in panel 10

The statement is made by (one of) the cautioner(s).

The full name of the person making the statement is:

The statement is made on behalf of (one of) the cautioner(s), who cannot make this statement for the following reasons:

The full name of the person making the statement is:

Address:

The statement is made by a conveyancer acting for the cautioner.

The conveyancer's full name is:

Firm name (if any):

Address or UK DX box number:

This panel must set out the nature of the cautioner's interest.

Do not attach any documents, or otherwise lodge any documents, in support of the statement. The nature of the cautioner's interest must be set out in the statement itself: it must not be necessary to refer to other documents for this information. For example, a statement to the effect that the cautioner is interested in the estate as 'set out in the attached document' or 'set out in correspondence with HM Land Registry' is not acceptable and the application will be rejected.

See the warnings at the end of this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in this panel (for example, 'I' can be changed to 'we').

The person making the statement – whether that is the cautioner, someone making the statement on behalf of the cautioner or a conveyancer acting for the cautioner – must sign it, print their full name and add the date.

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

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.

This panel must be signed and dated even if the same person has signed and dated panel 10.

10 Statement of truth

I state that the cautioner is interested in the estate referred to in panel 7 as:

I believe that the facts and matters contained in this statement are true.

Signature:

Print full name:

Date:

11

Signature of applicant or their conveyancer:

Date:

12	I/We consent to the lodging of the caution	
<p>Caution applications do not require any consents. However, a person may consent to the lodging of a caution in accordance with rule 47 of the Land Registration Rules 2003. By so consenting that person may only apply to cancel the caution under section 18(1) of the Land Registration Act 2002 if one of the exceptions under rule 46 of the Land Registration Rules 2003 applies.</p>	Print full name(s)	Signature(s)
	1.	1.
	2.	2.
	3.	3.
	4.	4.

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.

Section 77 of the Land Registration Act 2002 imposes a duty not to lodge a caution without reasonable cause; anyone in breach of this duty may be liable to damages to anyone who suffers loss in consequence.