

A registered proprietor (or person entitled to be registered as such) wishing to cancel a unilateral notice registered against his or her title should use Form UN4.

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 you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at 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.

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'.

State date of notice (as set out in the register in brackets at the beginning of the notice) and the full names of each person entered in the register as the beneficiary or beneficiaries of the notice to be removed. If there is more than one notice registered by the same person(s) on the same day, please specify which one the application relates to.

Currently no fee is payable for the removal of a unilateral notice.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:				
4	Details of the unilateral notice to be removed Notice registered on: Beneficiary:				
5	Application and fee <table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Application</td> <td style="width: 30%;">Fee paid (£)</td> </tr> <tr> <td>Removal of unilateral notice</td> <td></td> </tr> </table> Fee payment method cheque made payable to 'Land Registry' direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Removal of unilateral notice	
Application	Fee paid (£)				
Removal of unilateral notice					

List the documents lodged with this form. If you are a conveyancer, you do not have to lodge evidence of the appointment of a trustee in bankruptcy or a personal representative, you can instead include here the following certificate:

"I am a conveyancer and I confirm that I hold evidence of the appointment of the [personal representative] [trustee in bankruptcy]"

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 remove the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

This panel must always be completed.

A key number is only available to professional customers, such as solicitors.

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 boxes.

If you are a conveyancer, you do not have to lodge evidence of the appointment of a personal representative or a trustee in bankruptcy, you can instead certify that you hold this evidence. If you are not a conveyancer, you must enclose the evidence with this application.

State reference, for example 'edged red'.

6 Documents lodged with this form:

7 The applicant:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

8 This application is sent to Land Registry by

Key number (if applicable):

Name:

Address or UK DX box number:

Email address:

Reference:

Phone no:

Fax no:

9 Entitlement to apply

The applicant is entitled to apply for the removal of the unilateral notice as the

beneficiary of the notice

personal representative of the beneficiary of the notice

trustee in bankruptcy of the beneficiary of the notice

and applies to remove

the unilateral notice referred to in panel 4

the unilateral notice referred to in panel 4 as to the part of the registered estate shown on the attached plan

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.

10

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.

© Crown copyright (ref: LR/HO) 08/23