

HM Land Registry

Application for first registration

FR1

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

You must lodge the documents of title with this application; these must be listed on Form DL.

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'.

On registering a rentcharge, profit a prendre in gross or franchise, insert a description, for example 'Rentcharge (or as appropriate) over 2 Acacia Avenue'.

Place 'X' in the appropriate box. Only use the third option where the property has an address and is fenced on the ground.

Only use the first option if the plan is attached to the FR1 form.

Enter reference, for example 'edged red'.

Enter nature and date of document.

Failure to complete this panel accurately is likely to result in the rejection of the application.

Place 'X' in the appropriate box.

1	Local authority serving the property:						
2	Property:						
3	<p>The extent of the land to be registered 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 plan attached to the:</p> <p style="text-align: center;">the address shown in panel 2</p>						
4	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">The class of title applied for is</td> <td>absolute leasehold</td> </tr> <tr> <td>absolute freehold</td> <td>good leasehold</td> </tr> <tr> <td>possessory freehold</td> <td>possessory leasehold</td> </tr> </table>	The class of title applied for is	absolute leasehold	absolute freehold	good leasehold	possessory freehold	possessory leasehold
The class of title applied for is	absolute leasehold						
absolute freehold	good leasehold						
possessory freehold	possessory leasehold						

To find out more about our fees visit www.gov.uk/government/collections/fees-land-registry-guides

Failure to enter the current market value of the land in this panel and/or to include a fee based on Scale 1 will result in a requisition being raised or rejection of the application.

Remember restrictions in deeds may apply to other deeds of lower priority in this list, unless you specify otherwise.

Place 'X' in the appropriate box.

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

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

If the application is based on adverse possession or lost deeds, you may add a telephone number and/or email address for the applicant that we can use for arranging any survey which may be needed.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the applicant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

5	Application, priority and fees		
	Applications in priority order	Price paid/Value (£)	Fees paid (£)
	First registration of the freehold/leasehold estate		
	Total fees (£)		
Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry			
6	The applicant: <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:		

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 and return documents. However if you insert an email address, we will use this whenever possible.

An acknowledgement of receipt of this application will be sent by email if one is available.

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

Place 'X' in the appropriate box.

In this and panel 10, each proprietor 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.

Where the applicant is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the applicants are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the applicants are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

7	This application is sent to Land Registry by	
	<div style="border: 1px solid black; padding: 2px;">Key number (if applicable):</div> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>	
	Phone no:	Fax no:
8	<p>The address(es) for service for each proprietor of the estate to be entered in the register is</p> <p style="padding-left: 40px;">the address of the property (where this is a single postal address)</p> <p style="padding-left: 40px;">the following address(es):</p>	
9	<p>Where the applicant is more than one person</p> <p style="padding-left: 40px;">they hold the property on trust for themselves as joint tenants</p> <p style="padding-left: 40px;">they hold the property on trust for themselves as tenants in common in equal shares</p> <p style="padding-left: 40px;">they hold the property on trust:</p>	

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 8.

Complete as appropriate where the proprietor of the charge is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Rule 28 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

This panel must be completed for all applications for first registration regardless of whether you are relying on title documents or only on a statutory declaration or statement of truth. Failure to complete this panel is likely to result in the rejection of the application.

If you are lodging certified copy deeds only, have you remembered to include the [separate certificate](#)?

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 estate being registered.

If you do not place 'X' in the box we will assume that you have examined the applicant's title or are satisfied that it has been examined in the usual way.

10	<p>Name and address(es) for service for the proprietor of any charge to be entered in the register:</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) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
11	<p>Disclosable overriding interests</p> <p>Disclosable overriding interests affect the estate.</p>
12	<p>Certificate</p> <p>The title is based on the title documents listed in Form DL which are all those under the control of the applicant.</p> <p>Details of rights, interests and claims affecting the estate (other than non-disclosable interests falling within rule 28(2) of the Land Registration Rules 2003) known to the applicant are, where applicable, disclosed in the title documents and Form DI if accompanying this application.</p> <p>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.</p> <p>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:</p>
13	<p>Examination of title</p> <p>I/we have not fully examined the applicant's title to the estate, including any appurtenant rights, or satisfied myself/ourselves that it has been fully examined by a conveyancer in the usual way prior to this application.</p>
14	<p>Confirmation of identity</p> <p>When registering transfers, charges, leases and other dispositions of land, Land Registry relies on the steps that conveyancers take,</p>

Full details of the evidence of identity that is required can be found in [Practice Guide 67](#) and in [‘Completing the evidence of identity panels on forms AP1, FR1, and DS2’](#) both of which can be found on the [GOV.UK website](#).

The requirement of registration is contained in section 4, Land Registration Act 2002. Further guidance is contained in Practice Guide 1.

Place ‘X’ in the appropriate box.

Conveyancer 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.

Place ‘X’ in the box in the second column if the person or firm who is sending the application to HM Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert ‘none’ in the third column.

A separate box is provided, or can be added, for each party, as required by panel 15(1). That includes separate boxes for attorneys and donors where appropriate.

where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.

Where a person was not represented by a conveyancer, Land Registry requires ‘evidence of identity’ in respect of that person, except where the first alternative in panel 15(2) applies.

‘Evidence of identity’ is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person’s identity.

If this application is to register a transfer, lease or charge, dated on or after 10 November 2008 **and** the requirement of registration applies, complete one of the following

I am a conveyancer, and I have completed panel 15

I am not a conveyancer, and I have completed panel 16

15 Where the application is sent to Land Registry by a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.

Where a party is not represented by a conveyancer you must also complete (2) below.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer’s name, address and reference
		Reference:
		Reference:
		Reference:
		Reference:

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in [Practice Guide 67](#) available on the [GOV.UK website](#).

If the party is not represented insert 'none' in the second column.

A separate box is provided, or can be added, for each party, as required by panel 16(1). That includes separate boxes for attorneys and donors where appropriate.

		Reference:								
	<p>(2) Evidence of identity</p> <p>Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer</p> <p>I confirm that I am satisfied that sufficient steps have been taken to verify the identity of</p> <p>and that they are the transferor, landlord, transferee, tenant, borrower or lender listed in (1) (as appropriate)</p> <p>I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above</p>									
16	<p>Where the application is sent to Land Registry by someone who is not a conveyancer</p> <p>(1) Details of conveyancer acting</p> <p>If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.</p> <p>You must also complete (2) below.</p> <table border="1"> <thead> <tr> <th>Name of transferor, landlord, transferee, tenant, borrower or lender</th> <th>Conveyancer's name, address and reference</th> </tr> </thead> <tbody> <tr> <td></td> <td>Reference:</td> </tr> <tr> <td></td> <td>Reference:</td> </tr> <tr> <td></td> <td>Reference:</td> </tr> </tbody> </table>		Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference		Reference:		Reference:		Reference:
Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference									
	Reference:									
	Reference:									
	Reference:									
		Reference:								

		Reference:
<p>Place 'X' in the appropriate box(es).</p> <p>Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in 'Completing the evidence of identity panels on forms AP1, FR1, and DS2' available on the GOV.UK website.</p>	<p>(2) Evidence of identity</p> <p>for each applicant named in panel 6 is enclosed</p> <p>for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed</p>	
<p>If a conveyancer is acting for the applicant, that conveyancer must sign.</p> <p>If you are lodging certified copy deeds only, have you remembered to include the separate certificate?</p> <p>If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.</p>	17	<p>Signature of conveyancer: -----</p> <p>Date:</p> <p>OR</p> <p>Signature of applicant: -----</p> <p>Date:</p>

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.