

0Application to cancel an entry in the Land Charges Register (other than class F)

HM Land Registry

Form K11
(Land Charges Act 1972)

Complete the appropriate sections of this form in typescript or BLOCK LETTERS using black ink which will not smear. No covering letter is required.

- (1) Place 'X' in the appropriate box and complete the statement that follows the box.
- (2) Delete "as conveyancer acting for" if the certificate is not being given by a conveyancer acting for the applicant(s).
- (3) Place 'X' in the appropriate box.
- (4) Delete "applicant(s)" or "conveyancer acting for the applicant(s)" as appropriate. A company seal can be used in place of a signature if appropriate.
- (5) Give a verbal description of the part concerned and enclose a plan identifying the land if necessary.
- (6) An order of the Court directing vacation is necessary to cancel an entry relating to proceedings in bankruptcy.
- (7) Complete all boxes and refer to month by three letters e.g.

Day	Month	Year
09	OCT	2001
- (8) Give full name of the estate owner or debtor entered in the register. Enter forename(s) and surname on separate lines. You may use both lines for the name of a company or other body. (The words "Forename(s)" and "Surname" should then be deleted.)
- (9) Enter your key number even if you are not paying fees by Direct Debit. A key number is only available to professional customers, such as conveyancers.
- (10) If no conveyancer is acting, enter these details for the applicant(s).
- (11) Limit to 25 characters including oblique strokes and punctuation.

Full name(s) of applicant(s)

Fee panel ⁽¹⁾

- ☐ A cheque or postal order for £ accompanies this application.
- ☐ Please debit our Direct Debit the sum of £ under an authorised agreement with HM Land Registry.

Certificate by the above-mentioned applicant(s) or their conveyancer

I/We [as conveyancer acting for] ⁽²⁾ the above-mentioned applicant(s) apply for cancellation of an entry in the register as shown below.

I/We certify that: ⁽³⁾

- (a) The applicant(s) is/are the person(s) entitled to the benefit of the entry and is/are named as the chargee(s) in the original registration.
- (b) The applicant(s) is/are the successor(s) in title to the original chargee(s) and evidence of the title of the applicant(s) is enclosed.
- (c) The application is made pursuant to an order of the Court directing vacation of the entry and an office copy of the order is attached.
- (d) The restrictive covenants protected by the under mentioned entry are the covenants discharged by order of the Upper Tribunal (Lands Chamber), an office copy of which is attached.

Signature(s) of [applicant(s)] [conveyancer acting for the applicant(s)] ⁽⁴⁾

Full name(s) of signatory/signatories

Date

Particulars of entry

Please cancel the under mentioned entry as to ⁽³⁾

the whole of the land affected by the registration
or
the following part of the land affected by the registration: ⁽⁵⁾

Land Charge

Class
Subclass

Pending Action ⁽⁶⁾

Writ or Order ⁽⁶⁾

Annuity

Insert the number and date of the original registration below.

Official reference no.

Date of registration ⁽⁷⁾

Day	Month	Year

Particulars of the estate owner ⁽⁸⁾

Forename(s)

Surname

For official use only

Key Number ⁽⁹⁾

Conveyancer's name, address, phone number and email address ⁽¹⁰⁾

Name and address for despatch of acknowledgement (leave blank if it is to be sent to the conveyancer/applicant(s) at the address in adjoining panel)

Conveyancer's Reference ⁽¹¹⁾

Explanatory Notes

- A. If you need help to fill in this form please see: <https://www.gov.uk/government/publications/land-charges-applications-for-registration-official-search-office-copy-and-cancellation/practice-guide-63-land-charges-applications-for-registration-official-search-office-copy-and-cancellation#applications-for-cancellation>. Alternatively, you can write to the address at the foot of this page and ask for Practice Guide 63 and a copy will be sent to you free of charge.
- B. For information on how HM Land Registry processes personal information, see our [Personal Information Charter](#).
- C. A separate form K11 must be used for each entry being cancelled.
- D. If more space is required to provide any of the information required by this form, use a form K10 and lodge with the form K11.
- E. The fee payable for each application is set out in the current Land Charges Fee Order, see: <https://www.gov.uk/guidance/hm-land-registry-land-charges-fees>. Fees must be paid by Direct Debit under an authorised agreement with HM Land Registry or by cheque or postal order made payable to “HM Land Registry”.
- F. “Conveyancer” for the purposes of all Land Charges forms is defined in rule 24 of the Land Charges Rules 1974. Broadly, it includes a solicitor, barrister, licensed conveyancer or CILEx Conveyancing Practitioner and their firm.
- G. Please note the following concerning the Certificate:
- (1) **THE INSTRUCTIONS IN SIDE-NOTES (2), (3) AND (4) MUST BE FOLLOWED IF THE APPLICATION IS TO PROCEED.**
 - (2) Where the Certificate is
 - in form (a) or (b), the applicant(s) must be the original chargee(s), their successor in title or someone authorised to apply on their behalf (this cannot therefore be the estate owner or their successor in title);
 - in form (c) or (d), the applicant(s) can be someone other than the original chargee, their successor in title or someone authorised to apply on their behalf (this can include the estate owner or their successor in title).
 - (3) Where the Certificate is
 - being given by X on behalf of the applicant(s), such as where X is an attorney under a power of attorney, an LPA receiver, or a liquidator, or
 - being given by a conveyancer acting for X,specify the capacity of the signatory and provide evidence of X’s authority to act on behalf of the applicant(s).
 - (4) Where the name of an applicant has changed on marriage or otherwise, evidence of the change (such as a copy of the marriage certificate) must be sent with the application where this is necessary to show their entitlement to apply.
- H. Any documents lodged for the purposes of the Certificate must be either (i) certified as true copies by a conveyancer or (ii) office copies of a Court or Tribunal order.
- I. When you have completed this form, please send it to the address shown below which is printed to fit within a standard window envelope.

If you have entered into an agreement with HM Land Registry for payment of fees by variable direct debit, you may instead lodge your application electronically by email. The application form and any accompanying evidence should be attached as PDF files and emailed to: LandCharges.CustomerTeam@landregistry.gov.uk. You must include a return email address, which the registrar may use to send a certificate following your application.

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.

**The Superintendent
Land Charges Department
Cancellation Section
PO Box 292
PLYMOUTH PL1 9JG
DX 8249 PLYMOUTH (3)**