HM Land Registry

Application to be registered as beneficiary of an existing unilateral notice

UN3

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.

1 Local authority serving the property:

2 Title number(s) of the property:

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

3 Property:

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 7.

4 Application and fee

Application	Fee paid (£)
Registration as beneficiary of existing unilateral notice	

Fee payment method

☐ cheque made payable to 'Land Registry'

☐ direct debit, under an agreement with Land Registry

List the documents lodged with this form, please note that supporting documents need not be lodged if the conveyancer lodging the application certifies the details in panel 11 of 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.

5 Documents lodged with this form:

Provide the full name(s) of the person(s) applying to be registered as beneficiary. 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.

6 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:

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.

7 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:

Each applicant 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). You can also use a 'care of' address. The others can be any combination of a postal address, a UK DX box number or an email address.

8 Address(es) for service of each applicant as new beneficiary. The address(es) will be entered in the register and used for correspondence and the service of notice:

Give date.

Give full name of beneficiary as entered in the register.

There is provision in panel 13 for the existing registered beneficiary to consent to the application.

9 This application relates to the unilateral notice registered on

in favour of:

Place 'X' in the appropriate box.

10 The applicant as new beneficiary applies to be entered in the register

☐ in place of

☐ in addition to

the existing registered beneficiary

A conveyancer does not have to enclose documents evidencing the applicant's interest; they can, instead, include the following certificate here:

"I am a conveyancer and I certify that I hold documentary evidence of the applicant's title to the interest protected by the unilateral notice".

11 Give details of how the applicant has become entitled to the interest protected by the notice (for example, as the result of a transfer, statutory vesting etc.):

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:

If applicable.

13 Consent

I/We, the existing registered beneficiary, hereby consent to the applicant being registered as beneficiary of the unilateral notice referred to in panel 9.

Place 'X' in the appropriate box.

☐ in place of [me] [us]

☐ in addition to [me] [us]

Print full name	Signatures
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.

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