



Guide to Voluntary Registration

What is Unregistered Land and Voluntary Registration?

Unregistered Land is land that is not yet documented with the Land Registry and therefore proof of ownership is evidenced by a bundle of title deeds. It is estimated that Unregistered Land accounts for 15% of property in England & Wales.

In the present day, registration is automatically 'triggered' when there is a change of ownership or mortgage charged to the property. However, if you own a property that is unregistered, you can choose to **voluntarily register** at the Land Registry, even where you do not plan to sell or have any other dealings with the property.

Benefits to Voluntary Registration

There are many benefits of voluntary registration, such as:

1. Registration with the Land Registry provides documentary proof of ownership with a plan outlining the extent of property;
2. Protection against fraud. Where property is registered, you can be alerted by the Land Registry if anybody attempts to make changes to the Register;
3. The Land Registry will hold an electronic record of your property's title and plan – these can be downloaded from the Land Registry at a minimal cost at any point;
4. There is no need to hold on to the unregistered paper deeds, giving you peace of mind over valuable assets;
5. Registering land in advance of a sale or dealings with the property can be useful to erase any doubts about the extent of the title, identify any rights, or where deeds may have been lost or destroyed;
6. The Land Registry currently charge a reduced fee for choosing to register your property voluntarily.

At Avery Walters Solicitors our team of specialists can assist you in the process of voluntary registration.

Contact us on 0113 200 7480 or at info@averywalters.com to arrange your free initial, no obligation consultation with a specialist.