

## Short Guide to OC1 – Title Register

This short guide is designed to help Estate and Lettings Agents understand and interpret the data for the purposes of Money Laundering Regulations 2017, and Consumer Protection from Unfair Trading Regulations 2008.

The OC1 Register of Title is split into 3 sections.

### Section A: Property Register

This contains a description of the property and whether it is Freehold/Leasehold. It will refer to a plan and a copy can be obtained from the Land Registry.

If Leasehold, brief details of the Lease (Date; Term; original parties) will be shown in this section. A copy of the Lease can usually be obtained from the Land Registry.

If applicable, Section A will also detail any rights, agreements or matters benefitting the property. For example, rights of way or a declaration about the boundaries. These might be set out in full or by reference to an earlier Title document. If the latter a copy is usually filed at the Land Registry and can be requested.

The diagram illustrates the layout of an 'Official copy of register of title' document. A central box contains the document's content, with callouts pointing to specific elements:

- Land Registry**: The top left of the document.
- The Title Number will appear here**: Points to the title number 'XJ378962'.
- Official copies from the Land Registry are time and date stamped**: Points to the edition date '09.12.1997'.
- Official copy of register of title**: Points to the title number and edition date boxes.
- It is not expected of agents to further investigate any rights or restrictions, but you may wish to ask your vendor for further clarification, or advise buyers to enquire with their solicitor**: Points to the Property Register section.

**Official copy of register of title**

Title number XJ378962      Edition date 09.12.1997

- This official copy shows the entries on the register of title on 02 AUG 2016 at 09:22:38
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Aug 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Nottingham Office.

**A: Property Register**  
This register describes the land and estate comprised in the title.

WEST YORKSHIRE : LEEDS

1 (22.01.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Acacia Avenue, London (LS12 ).

2 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 13 October 1956 made between (1) Mr Smith and others (Vendors) and (2) Mrs Smith (Purchasers) :-

"TOGETHER WITH a right of way at all times for the Purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed or any part thereof and their respective servants and licensees (in common with the Vendors and all other persons having the like right) on foot only over the passageway or yard adjoining the dwellinghouse Number 7 aforesaid for the purpose of keeping and having access to a dustbin thereon subject to the Purchasers paying a proportionate share of the cost of maintaining repairing and cleansing the said yard or passageway."

3 The Conveyance dated 13 October 1956 referred to above contains the following provision:-

"IT IS hereby agreed and declared by and between the parties hereto that the walls and fences separating the property hereby conveyed from the adjoining property of the Vendors on the North or North East South or South West and East or South East sides thereof and such of the chimney stacks gutters gullies fall pipes and drains which are used in common by the property hereby conveyed with the said adjoining property shall be mesne and party walls fences chimney stacks gutters gullied fall pipes and drains and shall be used maintained and repaired accordingly."

**B: Proprietorship Register**  
This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

## Section B: Proprietorship Register

Name and address of the current owner(s) will be found here. Any restrictions on their ownership will also be shown.

For selling agents, this provides clarification of the owner(s) of the property and their right to sell the property. This also provides a cross reference for your identity/AML checks. In the case of company owned properties, this will identify the company against whom you can investigate beneficial ownership

Title number

### B: Proprietorship Register continued

- 1 (09.12.1997) Proprietor: Mr Smith, of 10 Acacia Avenue London, LS12
- 2 (09.12.1997) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (09.12.1997) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 21 November 1997 in favour of Lloyds Bank referred to in the Charges Register.

For lettings agents, this information can be used to verify the identity of the landlord, and provides a correspondence address

### C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title and other land dated 14 March 1901 made between (1) Joe Bloggs and others (2) Tom Jones contains the following covenants:-  
  
TO the intent nevertheless that so much of the plots of land thereby conveyed as was coloured brown on the said plan together with the like quantities to be added thereto from the land on the opposite sides thereof respectively should for ever thereafter remain open and unbuilt upon and be used as streets only in manner thereinbefore mentioned  
  
COVENANT by the said with the Vendors that he the said his heirs and assigns would at all times thereafter observe and perform the intent and stipulation thereinbefore contained  
  
AND also that the plots of land thereby conveyed should not be used for any noisy noxious or offensive purpose or any other purpose which might be a nuisance to the inhabitants of the houses adjoining or near thereto.  
  
NOTE: The land coloured brown referred to is the roadways.
- 2 (09.12.1997) REGISTERED CHARGE dated 21 November 1997 to secure the moneys including the further advances therein mentioned.
- 3 (09.12.1997) Proprietor:

End of register

2 of 2

## Section C: Charges Register

Details of any mortgage(s) on the property will be shown here. This section will also show any restrictive covenants affecting the owner's use of property.