

HM Land Registry

Statement of truth in support of an application for registration of land based upon lost or destroyed title deeds



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.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

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.

Insert full name.

Insert full address.

Place 'X' in one box only.

This is for cases where the legal owner is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the legal owner.

Please specify and enclose any relevant documentation (for example, office copy grant of probate).

See note above.

Insert postal address including postcode. If no postal address insert description, such as 'land adjoining 2 Acacia Avenue'. Unless the land is shown with fully defined features on the Ordnance Survey map you must provide a plan showing the extent of the land comprised in the lost or destroyed title deeds. Place 'X' in the box, if appropriate, and state the reference, for example 'edged red'.

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

Please specify term.

Please specify.

1	I: of: make this statement in support of an application to Land Registry for first registration of an estate, the title deeds having been lost or destroyed.
2	Status of person making this statement I am the legal owner of the estate (other than as personal representative) making this statement on behalf of: who is currently or was previously the legal owner but who cannot make this statement for the following reasons: other:
3	Description of the land: The land is clearly identified on the attached plan and shown:
4	Type of application First registration of freehold estate in land First registration of leasehold estate in land, the term being years from: Other:

Insert details of date and circumstances in which the estate was acquired by the current legal owner or (where the current legal owner is a personal representative) by the deceased previous legal owner.

Insert details of the person or body having custody of the deeds and where the deeds were being held at the time of their loss or destruction.

Insert details of circumstances in which the deeds were being held (for example whether they were held for safekeeping or as security for money owing or under a lien).

Insert details of date, place and circumstances in which the deeds were lost or destroyed.

Insert details of searches, enquiries and any other efforts made to recover the deeds. Attach copies of any available correspondence or other relevant documents relating to this.

Place 'X' in one box only, and complete the statement if applicable.

Insert details and confirm whether the incumbrance is still subsisting and, if it is not, provide evidence to establish its repayment or discharge.

5	Period of ownership of the estate:
6	Who had possession of the deeds and where they were held when lost or destroyed:
7	Why the person in possession had custody of the deeds:
8	When, where and how the loss or destruction occurred:
9	What steps have been taken to recover the deeds:
10	Mortgages, charges or liens etc I confirm that at the time of the loss or destruction of the deeds the legal owner had not created, nor was there otherwise subsisting, any mortgage, charge or lien on the land nor had the deeds been deposited with any person, firm or body as security for money the legal owner had created, or there was otherwise subsisting, the following mortgage, charge or lien on the land or the deeds had been deposited with the following person, firm or body as security for money:

Insert details of the rights exercised by the legal owner or (where the current legal owner is a personal representative) by the deceased previous legal owner. Where the estate is an estate in land, include details of the actual occupation of the land and the receipt of any rents and profits. Where it is a rentcharge, specify the payments made, payer, payee, amounts and dates. Lodge any available evidence, such as rent books or receipts. Detail any third party rights or claims which may exist.

Complete this panel if copy deeds and/or other documents are available in support of the application and attach the copies to this statement – otherwise proceed to panel 13.

Insert details.

Please see [practice guide 2](#) available on the GOV.UK website for further details of HM Land Registry requirements.

Insert any other relevant details, (if any).

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

11	Rights exercised by the legal owner and third party rights or claims:
12	Reconstruction of title I confirm that the attached copy deeds and/or other documents have been obtained from: at the time of the estate being acquired by the current legal owner or (where the current legal owner is a personal representative) by the deceased previous legal owner, the title had been investigated in the normal way the conveyance, transfer or assignment to the current legal owner or (where the current legal owner is a personal representative) to the deceased previous legal owner, and any mortgage, were properly executed and, where appropriate, adequately stamped
13	Entitlement to apply for registration I confirm that the applicant is entitled to apply for registration as the legal estate is vested in them (or they have the right to require the legal estate to be vested in them)
14	Evidence of identity The appropriate evidence of identity (where necessary) is attached
15	Other relevant details
16	I believe that the facts and matters contained in this statement are true Signature (of person making this statement): Print full name: Date:

WARNING

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the registrar considers it necessary or desirable to serve notice.

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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