

HM Land Registry

Application for the cancellation of a unilateral notice by a person who is (or is entitled to be) the registered proprietor

UN4

A registered beneficiary of a unilateral notice (or his personal representative or trustee in bankruptcy) wishing to apply for the removal of the notice must use Form UN2.

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.

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.

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

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

State date of notice (as set out in the register in brackets at the beginning of the notice) and the full names of each person entered in the register as the beneficiary or beneficiaries of the notice to be cancelled. If there is more than one notice registered by the same person(s) on the same day, please specify which one the application relates to.

Currently no fee is payable for cancellation of a unilateral notice.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:				
4	<p>The applicant applies to cancel</p> <p style="text-align: center;">the unilateral notice</p> <p style="text-align: center;">the unilateral notice as to the part shown:</p> <p style="text-align: center;">registered on</p> <p style="text-align: center;">in the name of the following beneficiary or beneficiaries:</p>				
5	<p>Application and fee</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Application</td> <td style="width: 30%;">Fee paid (£)</td> </tr> <tr> <td>Cancellation of a unilateral notice</td> <td></td> </tr> </table> <p>Fee payment method</p> <p style="text-align: center;">cheque made payable to 'Land Registry'</p> <p style="text-align: center;">direct debit, under an agreement with Land Registry</p>	Application	Fee paid (£)	Cancellation of a unilateral notice	
Application	Fee paid (£)				
Cancellation of a unilateral notice					

List the documents lodged with this form. If you are a conveyancer, you can certify that you hold evidence – please see panel 9. If you are not a conveyancer, you must enclose the evidence with this application. HM Land Registry may destroy documents after scanning.

If this application is accompanied by Form AP1 please only complete the corresponding panel on Form AP1 or Form 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.

Provide the full name(s) of the person(s) applying for the cancellation of a unilateral notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

This panel must always be completed.

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. Where an application is lodged by e-DRS all documents and correspondence will be dealt with electronically.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

You must place 'X' in one box only in this panel. If you are a conveyancer the certificate is sufficient to comply with HM Land Registry's requirements. If no conveyancer is acting, you must enclose the evidence of the applicant's entitlement with this application. HM Land Registry may destroy documents after scanning.

An applicant applying for themselves should select one of the first two options only.

List any supporting documents in panel 6 or on Form AP1 or DL (if used).

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.

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.

6	Documents lodged with this form:		
7	The applicant:		
8	<p>This application is sent to Land Registry by</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Key number (if applicable):</div> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p>		
	<table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 60%;">Phone no:</td> <td style="border: none; width: 40%;">Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
9	<p>Status of applicant</p> <p>The applicant is the registered proprietor of the estate/charge affected by the above unilateral notice.</p> <p>The applicant is the person entitled to be registered as the proprietor of the estate/charge affected by the above unilateral notice and evidence of that entitlement accompanies this application.</p> <p>I am the applicant's conveyancer and certify that I am satisfied that the applicant is entitled to be registered as the proprietor of the estate/charge to which the unilateral notice referred to in panel 4 relates.</p>		
10	<p>Signature of applicant or their conveyancer: -----</p> <p>Date:</p>		