

PROP.CO.08 - Form AP1 Application

The PROP.CO.08 – Form AP1 is the form prescribed by the Land Registry for registering easements contained in new lease agreements.

The up to date version of it can be found on the Land Registry website to the relevant page: <https://www.gov.uk/guidance/hm-land-registry-guides>

The document can be downloaded from the Land Registry website. The document in your preferred format (PDF or Word) can be downloaded. Simply enter the relevant details in the search box and check the boxes where appropriate. The remainder of the form is the Land Registry's standard form.

As a general rule, a lease granted for a term of more than 7 years must be registered at the Land Registry. A lease with a shorter term does not need to be registered, but, if it grants easements (rights of way, etc.), those easements need to be registered.

Land Registry Form AP1 should be submitted with a certified copy of the lease, if the property is in England, a Land Transaction Return is required, or if the property is in Wales, the Land Transaction Tax return is to be submitted as soon as possible after the grant of the lease.

The Land Registry has various offices. For more information please see:

<https://www.gov.uk/guidance/hm-land-registry-guides>

In panel 1, enter the name of the landlord and the property's full postcode – this information will appear on the landlord's registered title.

In panel 2, enter the title number of the property – this information will appear on the landlord's registered title.

In panel 3, check the first box if the easements relate to the whole of the landlord's title (i.e. the whole of the property). If the easements affect part only of the landlord's title check the second box.

In panel 4, enter "registration of the lease" to describe the application. If a premium is paid for the lease, enter the amount in the "Fees paid" column, or "nil". In the "Fees paid" column, enter the amount.

<https://www.gov.uk/government/consultations>

In panel 5, list the documents you are submitting (the date and parties to the Lease, the stamp duty land tax certificate (if the property is in England), the Land Transaction Return is required to be submitted to HM Revenue & Customs (HMRC), or if the property is in Wales, the Welsh Revenue Authority (WRA) certificate (if a Land Transaction Tax return is to be submitted to the WRA)).

It will probably also be necessary to provide evidence of identity for the landlord and tenant. See the commentary on panels 12 and 13.

Easements in Lease

Easements in Lease is the form prescribed by the Land Registry to register easements contained in new lease agreements for a term of more than 7 years.

The up to date version of it can be found on the Land Registry website by clicking on this link: <https://www.gov.uk/guidance/hm-land-registry-guides>

The document can be downloaded from the Land Registry website. The document in your preferred format (PDF or Word) can be downloaded. Simply enter the relevant details in the search box and check the boxes where appropriate. The remainder of the form is the Land Registry's standard form.

As a general rule, a lease granted for a term of more than 7 years must be registered at the Land Registry. A lease with a shorter term does not need to be registered, but, if it grants easements (rights of way, etc.), those easements need to be registered.

Land Registry Form AP1 should be submitted with a certified copy of the lease, if the property is in England, a Land Transaction Return is required, or if the property is in Wales, the Land Transaction Tax return is to be submitted as soon as possible after the grant of the lease.

The Land Registry has various offices. For more information please see:

<https://www.gov.uk/guidance/hm-land-registry-guides>

In panel 1, enter the name of the landlord and the property's full postcode – this information will appear on the landlord's registered title.

In panel 2, enter the title number of the property – this information will appear on the landlord's registered title.

In panel 3, check the first box if the easements relate to the whole of the landlord's title (i.e. the whole of the property). If the easements affect part only of the landlord's title check the second box.

In panel 4, enter "registration of the lease" to describe the application. If a premium is paid for the lease, enter the amount in the "Fees paid" column, or "nil". In the "Fees paid" column, enter the amount.

<https://www.gov.uk/government/consultations>

In panel 5, list the documents you are submitting (the date and parties to the Lease, the stamp duty land tax certificate (if the property is in England), the Land Transaction Return is required to be submitted to HM Revenue & Customs (HMRC), or if the property is in Wales, the Welsh Revenue Authority (WRA) certificate (if a Land Transaction Tax return is to be submitted to the WRA)).

It will probably also be necessary to provide evidence of identity for the landlord and tenant. See the commentary on panels 12 and 13.

In panel 6, enter the tenant's name

pany number.

In panel 7, enter the name and address of the person who is submitting the application on behalf of the tenant

f the person who is submitting the

Panel 8 can be left blank.

In panel 9, check the last box. The

vice needs to be inserted.

Panel 10 can be left blank.

Panel 11 can be left blank unless the application is affected by "disclosable overriding interests". This is a complex area

ected by "disclosable overriding
al advice if necessary.

Panel 12 is concerned with confirming that the Land Registry is seeking to reduce fraud. Check the first box if the application is made by a conveyancer. Check the second box if the application is not made by a conveyancer.

quiring this confirmation the Land
ons. Check the second box if the

Panel 13 can be left blank unless the application is made by a conveyancer.

In Panel 14, give details of the land and the parties to the lease (1). In section (2) check the boxes to confirm that the tenant and, if the landlord was not a conveyancer, the landlord. Guidance can be found by clicking the link in the guidance section.

ir conveyancers (if any) in section
ce of identification is enclosed for
nveyancer, the landlord. Guidance
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In Panel 15, sign on the "signature" line.