

Isle of Man

Government

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LAND REGISTRY INSPECTIONS AND SEARCHES

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LAND REGISTRY - INSPECTION AND SEARCHES

Public Inspection

During the hours that the Registry is open to the public any person may personally inspect the Registry by making a personal inspection or an official search.

A **Personal Inspection**, for which there is no prescribed form or fee, provides limited information. It does not generate a printed result and will consequently need to be conducted in person or by an agent. An inspection may be carried out by using the public terminal in the Land Registry. It will show by reference to the Index Map if title to the premises is registered; if such an application is pending or if the premises are affected by some other registered or registerable interest.

Searches

There are three types of search available from the Land Registry.

Index Map Searches If you are not able to carry out a personal inspection and do not know if the premises are registered, you will have to request an Index Map Search. This will show if the premises are registered or subject to any registerable interest. See page 4 for details.

Official Searches An Official Search is requested by completion of the appropriate Land Registry form and payment of the prescribed fee. The search is carried out by the Land Registry based on the information provided on the application form. The certificate of search will show details at the time and date shown on the result.

Priority Searches. In respect of *registered* land, a person who has entered into a contract to purchase, take a lease, or lend money on the security of a charge may apply to the Registrar using form 35 to give notice of that intention. The effect of a priority search will be to restrict dealings with the affected premises solely to those detailed in the priority search application for a period of 28 days from the date when the application was presented.

Basic details are given on page 6 of this booklet. Please refer to Land Registry Rules 113 and 114 for full details of the requirements of applications for priority searches and their effects.

Note Searches may be applied for by post. All search requests should be made using the appropriate Land Registry form and accompanied by the fee prescribed in the current fees order. Cheques should be made payable to 'Isle of Man Government' and submitted with the application form.

The Land Registry will not undertake searches by telephone.

No electronic copy of a search will be given.

Unless otherwise specified, all searches will be assumed to be a request for the current edition of a title.

What do I want?

Details of a specific title. (i.e. freehold/leasehold, owner particulars, charges, etc.)	<i>See page 3</i>
Details of a previous edition of a specific title.	<i>See page 4</i>
Is a specific address / piece of land registered or subject to any registerable interest.	<i>See page 5</i>
Is there a caution against first registration affecting specific premises?	<i>See page 6</i>
To give notice of an intention to purchase / take a lease over / mortgage specific premises (Priority Search)	<i>See page 7</i>

Details of a specific title

How do I apply?

Complete form 33(a) with the title number to make an Official Search of the title register.

If you do not know the title number, a personal inspection can be made at the Land Registry during office hours to discover the title number by searching on the property address. Alternatively, an application can be made for an Index Map search to determine the title number.

Note Unless otherwise specified, any request for an Office Copy will be assumed to be a request for both the text and the plan(s) of the current edition of the title. Supplementary plans are not automatically included and would need to be requested separately. Additional fees are payable for supplementary plans, in accordance with the current fees order.

What do I receive?

A copy of the current Office Copy consisting of the written and mapped parts of the title records. This will reveal full details of the registered owner(s), whether the premises are freehold or leasehold and details of any rights which have been recorded as appurtenant to the premises. It will also disclose details of burdens including any charge burden (i.e. mortgage) which are currently secured on the premises.

Fee

No fee for a Personal Inspection.

A fee per area for an Index Map search to discover the title number, charged in accordance with the current fees order.

A fee per title, charged in accordance with the current fees order.

Cheques should be made payable to 'Isle of Man Government' and submitted with the application form.

Details of a previous edition of a specific title

How do I apply?

Complete form 33(a) to make an Official Search of the title register using box 1.2 to give the edition number of the title for which you want a copy.

Note To establish which edition was current at the date you are interested in, please enquire at the public counter.

What do I receive?

A copy of the requested edition of the Office Copy consisting of the written and mapped parts of the title records. This will show the title as it was at the time of the specified edition but will not reveal details of any subsequent changes to burdens, appurtenant rights or the owner(s) particulars.

Note Supplementary plans are not automatically included and would need to be requested separately. Additional fees are payable for supplementary plans, in accordance with the current fees order.

Fee

A fee per edition, charged in accordance with the current fees order.

Cheques should be made payable to 'Isle of Man Government' and submitted with the application form.

Is a specific address / piece of land registered or subject to any registerable interest?

How do I apply?

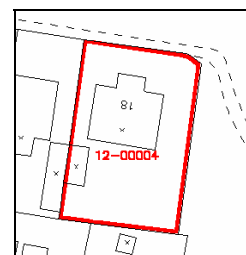
Complete form 34, ticking box 1.2 to request an Index Map search giving either the postal address of the property or enclosing a Survey Map extract on which the extent of the area to be covered by the search is clearly indicated.

What do I receive?

The result of an Index Map search is given using Land Registry Form 39B.

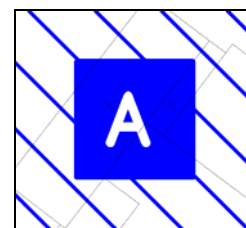
A plan may be attached if the premises are subject to any of the following:

a) registered freeholds will be displayed with **red** lines around the perimeter of the title. The title number will be displayed within each parcel.

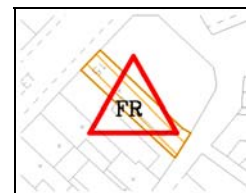


Registered leaseholds will be displayed with **green** lines around the perimeter of the title. The title number will be displayed within each parcel.

b) an application to be registered is identified on the index map by a letter "A" shown in blue. The extents of the land covered by the application may also be shown by blue hatching.



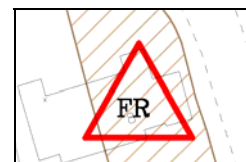
c) a caution against first registration is identified on the index map by a red triangle containing the letters "FR". The extents of the land covered by the caution are shown by orange hatching.



d) an entry made under rule 113 (Priority Search) is identified on the index map by a red triangle containing an exclamation mark. If the priority search does not affect all of the land in the title, the affected area will be shown by coloured hatching. The colour of the hatching will vary depending on the presence of prior encumbrances on the title.



e) an entry made under rule 8 in the register of transactions is identified on the map by a red triangle containing the letters "FR". The extents of the land covered the registration are shown by brown hatching.



Fee

A fee per area, charged in accordance with the current fees order.

Cheques should be made payable to 'Isle of Man Government' and submitted with the application form.

Is there a caution against first registration affecting specific premises?

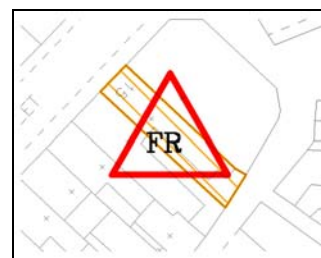
How do I apply?

Either make a Personal Inspection of the Index Map or complete form 34 to make an Index Map search. To discover details of any caution revealed by inspection or search, application may be made in form 33(b) for an Official Search of the caution.

What do I receive?

If an Index Map search is made, the result will be given using form 39B, accompanied by a map showing the extent of the land under caution if any is found.

A caution against first registration is identified on the index map by a red triangle containing the letters "FR". The extents of the land covered by the caution are shown by orange hatching.



Fee

A fee per area for an Index Map search, charged in accordance with the current fees order.

A fee for details of each caution, charged in accordance with the current fees order.

Cheques should be made payable to 'Isle of Man Government' and submitted with the application form.

To give notice of an intention to buy / take a lease over / mortgage / specific registered premises (Priority Search)

How do I apply?

Applications for a priority search are made by completing form 35. If the search does not apply to all of the premises in the title, the application must be accompanied by a Survey Map extract on which the extent of the premises affected is shown.

What do I receive?

The result of a priority search is given in either:

- a) form 40 showing the result of the search at the time the application was presented to the Registry, or
- b) in the form of an Office Copy of title containing all subsisting entries on the title at that time.

The entry on the title register recording the priority search will show the date of the application and the name of the applicant. The Office Copy will record that a priority exists and give details of its nature (i.e. whether the priority is to purchase, lease or charge), the priority owner, and its expiry date

If the priority search does not affect all of the premises in the title, the affected area will be shown by coloured hatching.

The priority search runs out at the close of the Registry on the 28th day from the date on which the application was presented or, if the Registry is closed on that day, at the close of the Registry on the next working day.

See Land Registry Rule 114 for full details of the effects of creating a priority search.

Fee

A fee per priority search, charged in accordance with the current fees order.

Cheques should be made payable to 'Isle of Man Government' and submitted with the application form.