

Land Registry Title Locator

When searching for information about a property, or an area of land, we recommend you check first with the Land Registry using the Land Registry Title Locator. This service will enable you to make a cursory inspection of whether land is registered or not. Please note that although the information displayed by the Land Registry Title Locator is updated daily it is not a live representation of the official Index Map maintained by the Land Registry.

If the property or area of land has been registered, you will not need to search the Deeds Registry because the current information about it can be found in the Land Registry.

Compulsory registration of title to land in the Isle of Man which has been sold, or leased for over 21 years, was rolled out in four phases:

- With effect from 1 May 2002, the parishes of Ballaugh, Jurby, Bride and Andreas
- With effect from 1 May 2003, the parishes of Patrick, German, Lezayre, Maughold and the district of Michael
- With effect from 1 September 2005, all-Island except for the parishes of Onchan and Braddan
- With effect from 1 December 2009, Onchan and Braddan

Transactions prior to these dates can be found in the Deeds Registry but please note that voluntary first registration, where no transaction has triggered compulsory registration, has been possible across the Island since 1 May 2002.

The Land Registry also maintains records of other interests in land such as Cautions Against First Registration, Cautions Against Dealing, and Priority Searches. Details of all these can be found by searching in the Land Registry.

Tips for searching

The search box in the top left of the screen offers one comprehensive search function and five specific searches, as follows:

- All
- Land Registry Address
- Application
- Titles
- Caution Against First Registration
- All Addresses (Govt Property Database)

The search option can be chosen by clicking on the white downward-pointing triangle at the left hand side of the search box and clicking on the preferred option.

Please note that if a specific search option has been chosen, the search will only be performed against those records so searching for an Application number with the search option set to Titles will not return any results.

All searches all of the other options at the same time and will produce maximum search results.

Land Registry Address searches against addresses as they have been recorded in the Title Register. In the case of parcels of land which do not have a postal or street address they may have been described as “Land at...” or “Land abutting...”

Application searches for a specific application number. Each application to the Land Registry for first registration, transfer or any other update to the Title Register is allocated a unique application number in the format <year><5 digit number>, for example 202009999. This number is used by the Land Registry in any correspondence or notices concerning the specific application.

Titles searches for a specific title number. Each registered title has a unique title number in the format <2 digit parish code>-<title number>, for example, 52-09999

Caution against first registration will search against a specific caution against first registration. These relate to an interest in land which has not been registered and each has a unique number in the format FC-<5 digit number>, for example FC-09999

All Addresses (Govt Property Database) searches against the official government property database gazetteer.

After entering your search details in the box, click on the magnifying glass icon at the right hand side of the search box, or press return. Up to 40 results may be shown. Click on the result you wish to inspect and the map will move to that location and display a pop-up panel to identify it. If you do not find the result you are expecting, try entering less information, or using one of the other search types.

Please note that registered titles will not appear on the map until the zoom level brings you quite close to the property.

Alternatively, the map may also be reviewed directly by zooming in and/or scrolling by using a mouse. The on-screen view can also be dragged around the screen by left-clicking and moving the chosen point to a new part of the screen.


At any time, you can return to the default all-Island view by clicking on the house icon in the left hand side of the screen.

To clear the current contents of the search field, click the X at the right side of the field. Please note, this does not reset the search type.

Interpreting the Index Map

Registered land

Land Parcels

-  Open Leasehold
-  Provisional Leasehold
-  Open Freehold
-  Provisional Freehold

Freehold titles are indicated by a red boundary line

Leasehold titles are indicated by a green boundary line

Provisional mapping entries (based on a plan which has been approved for use pending an update to the underlying map) are indicated by a broken red line (freehold) or broken green line (leasehold).

New applications

New applications to the Land Registry are indicated by blue edging

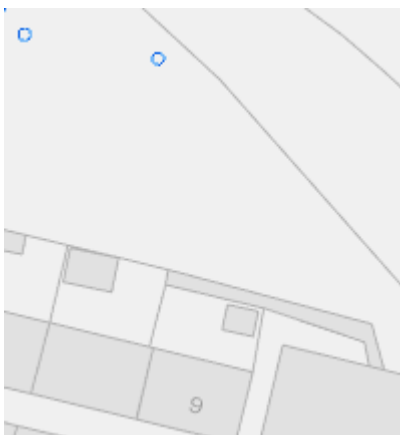
Application



Transitional applications

A small number of applications migrated from the older CLARE system did not have the extent of the application mapped on the Index Map as is done now. They have been migrated only as a point rather than an area with the point identified by a small blue circle, as shown below with several buildings as an indicator of relative size. Left clicking in the circle will produce a panel showing basic information about the application number, type of application, date lodged and lodging advocate.

This is a transitional arrangement relating to older applications. The former practice of identifying applications only by a point rather than by indicating the area has been discontinued. As the applications to which the circles relate are completed the circles will be removed from the Index Map.



Applications for Extension, Cautions Against First Registration, Priority Searches

Applications for compulsory first registration must be lodged by an advocate within three months of the date of the deed (whether conveyance, lease or assignment of lease) which induces the first registration. If an application is not made within that period, the deed is considered void unless a successful application has been made to the Land Registrar for an extension to the statutory three month filing period. If approved, the property subject to the extension is indicated by black hatching.

Interests which have been protected by a Caution Against First Registration, or a Priority Search, are both indicated by orange hatching, distinguished by the direction, as follows:

Application for Extension



Caution Against First Registration



Priority



As an additional aid to distinguishing between these last two, a Caution Against First Registration can only be made in respect of unregistered land, while a Priority search can only be made in respect of registered land.

To discover more information about each of these symbols to enable you to make an application to the Land Registry for a formal search, simply left click within the edging shown on the map and a panel will be displayed giving details of one of the following:

For registered freehold, the title and edition number with a brief description of the property, as shown in the Title Register. The edition number for a given title increases with every substantive update and is shown on the Official Copy

For registered leasehold, the title number and edition number with a brief description of the property, as shown in the Title Register.

For an application, the application number, the type of application, the dates on which it was presented and accepted in the Land Registry, its current status, and the name of the lodging advocate or applicant.

For a Caution Against First Registration, the reference number, starting with FC-

For Priority Searches, the presence of a priority search is indicated by diagonal orange hatching.

Unregistered land or property

If the land or property you are interested in is not part of a registered title, you will need to search in the Deeds Registry.

This map does not show any registered burdens across unregistered (or registered) land.

Information available to purchase

The current information about a property can be found in the Official Copy for the current edition of title. Please note, this would not include details of any application which is in the course of being examined or processed against the specific title.

The fee for the current edition of the Official Copy and Filed Plan which refer to the specific title is £3 if you ask for it by email. Supplementary Plans or additional documents referred to in the Title Register can also be supplied at a further cost of £3 per plan or document. For hard copies, the fee is £6.50 for the Official Copy and Filed Plan and a further £6.50 for each Supplementary Plan or additional document.

Copies of previous, historic, editions of title are also available on request.

Processing Times

The Land Registry will respond to your request as soon as possible and even during busy periods will endeavour to fulfil all requests within three working hours of receipt.