

# **A. L. HUGHES & CO.**

## **SOLICITORS**

### **UNREGISTERED LAND**

#### **What this is not about**

Most of the land in England and Wales is registered land. That means that the title is held by the Land Registry electronically and effectively guaranteed by the state. The registration of land has a long history, starting 1862, but from 1925, and very gradually, registered land spread by the simple device of making it compulsory to register transactions in more and more areas of the country.

Be that as it may, it wasn't until 1990 that every last snippet of land in became subject to what is called "compulsory registration", and if there has not been a transaction affecting the land since before the date for which registration became compulsory, the land probably won't be registered.

This state of affairs is of course increasingly rare, particularly inside London. However, there is a problem, in that the procedures involved in unregistered conveyancing are in many ways very different and more complex than in registered conveyancing. Partly because of this, unregistered conveyancing is not taught any longer, and there is apparently an increasing shortage of firms who can deal with it.

#### **What this *is* about**

Well, that's where we come in! If you are buying or selling unregistered land, we can assist you with this. Do get in touch!

We can also offer consultancy assistance to firms who have taken on unregistered land cases but haven't the slightest idea what to do next.