Registering your land: a guide for farmers
Land Registry is here to help

Your land is your livelihood. You can give it greater protection now by registering it with Land Registry.

Land Registry is the government department responsible for registering land ownership in England and Wales. We’ve been in the business since 1862 and have built an enviable reputation for accuracy, efficiency and customer service.

Why register now?

We’re keen to see all property owners reap the benefits of registration. As a result we’re offering a discount of up to 25 per cent on the full cost of first registration for applications lodged voluntarily.

Registration gives you greater certainty and security about what you own. You need register your land only once and, having done this, you’ll be in an ideal position to manage your property in the future.

Our experienced registration teams are ready and waiting to guide you through the process.
What are the benefits?

**Ease**
Registration establishes proof of ownership and produces an easy-to-read document reflecting the contents of all the paper title deeds. This simplifies conveyancing, making transactions easier and potentially less costly for all involved.

**Efficiency**
Registration will help you manage your land as efficiently as possible. All title information is kept on Land Registry’s database, reducing the need to store old and often unclear deeds. The register can be viewed quickly and securely online.

**Protection**
There is no better way to safeguard ownership of land and property than by registering your title with us. State-backed registration gives you greater security of title, providing you with better protection against claims of adverse possession. It also helps put your estate in good order for the benefit of future generations.

The register allows you to enter three addresses at which we can contact you, including an email address. It is vitally important to keep these addresses up to date.

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**Peter Kendall, President, National Farmers’ Union**
The National Farmers’ Union welcomes the current Land Registry campaign. Registering your land is a vital step for farmers who want to make sure they are protected against squatters’ rights and similar claims. It is simply good sense to have what you own clearly set out in an official register.
How is it done?

Land Registry has register development teams across England and Wales. Your local register development manager will discuss the registration process with you and help make it as straightforward as possible.

If some of the title documents are missing, we can provide assistance and discuss a way forward.

What does it cost?

The fees are based on the market value of the land and buildings. See our website www.landregistry.gov.uk for the latest fees or contact us.
Who should you contact?

Your local register development manager’s contact details are enclosed. A list can also be found on Land Registry’s website at www.landregistry.gov.uk/register_dev/reps

Alternatively email registerland@landregistry.gsi.gov.uk or call Land Registry’s helpline team on 0800 432 0432 between 9am and 5pm Mondays to Fridays.
Ann Dyson, Estate Secretary, Rise Farms (The Bethell Estate), East Riding of Yorkshire
The estate is 1,795 hectares of mainly arable land. There are six settlements with their own trustees, more than 50 tenanted properties and a grade one listed abbey so it’s quite complex.

Registration was something we knew we had to have done. I picked up a leaflet from the Land Registry stand at the Great Yorkshire Show and we took it from there. Brenda Wastling, the Register Development Manager at York Office, came down twice go through things face to face with us, which was invaluable. Brenda and her colleagues were exceedingly helpful.

Estate boundaries had changed over the years, hedges had been removed and fields amalgamated. Any anomalies that needed to be sorted out have been sorted out.

Registration was not as expensive as we thought it was going to be as we worked directly with Land Registry, with our solicitors providing the deeds. I would recommend it to everybody.

George Streatfeild, Denhay Farms Ltd, Bridport, Dorset
We registered 200 hectares after we were approached by Land Registry suggesting it was a good time to go ahead. The 25 per cent discount certainly focused the mind a bit. Our registration involved four to five parcels of land, including some I’d been given through inheritance, so it wasn’t all straightforward but it went smoothly enough. The Weymouth office took care of the work and they were very good, very helpful. Registration is a sensible thing to do and I would recommend it to other farmers.
William Reynolds, Clungwyn, Cilrhedyn, Carmarthenshire
We’re dairy farmers with 52.5 hectares. Our registration was quite straightforward and the people at Land Registry were excellent, very helpful. Once your land is registered it’s definitely safe. I have been telling a lot of people about voluntary registration, telling them it’s a good thing to do and that it’s cheaper at the moment.

Joe Magee, Bampton, Penrith, Cumbria
I’m semi-retired now but still have sheep grazing on around 10 acres of land at Bampton, which I bought about 20 years ago. When I saw an advert about land registration in the local paper I thought it seemed like a good idea so I got in touch with Land Registry. They sent someone out and sorted it all out for me. The whole process was really fairly simple and it’s given me greater peace of mind.