

Lease plan guide

Since the Land Registration Act 2002 came into force, the Land Registration Rules 2003 require that all new leases over seven years, or existing leases sold or assigned with seven years or more unexpired must be registered with HM Land Registry. As part of the registration a compliant lease plan (a detailed plan of the property) must be included. Plans which fail to meet HM Land Registry's requirements are rejected, resulting in delays to completion of transactions.

To avoid this it is advisable to commission competent professionals to produce this information on your behalf.

To achieve compliance, all plans must be of sufficient quality to enable the correct extent of the land to be identified. Have out of date information updated or removed. Have no coloured edgings obscuring detail and be in correct scale. Lack of detail, previously copied plans being in the wrong scale or incomplete floor plans could all create difficulties.

We offer a service which falls into one of two categories:

New drawings taken from your existing plans (with or without a site visit to check dimensions subject to us viewing the original documents)

Or:

Accurate measured survey floor plans taken on site, which can also be used later for other purposes including space planning. We will then archive this accurate dimensional information for your future use as required.

All our lease plans comply fully with HM Land Registry requirements.

Contact **DAVID WADDAMS** via telephone, email or website

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