



**Private**

Thurrock Borough Council  
Legal Dept  
Civic Offices  
New Road  
Grays  
RM17 6SL

Delivered by



Date  
20 October 2017

## Notice to a registered proprietor of the entry of a unilateral notice - B133

Important: this notice is not a circular. Please read it  
carefully.

Dear Sir/Madam

Property **land on the south-east side of  
Sycamore Way, South Ockendon**

Title number of Property  
at HM Land Registry **EX559806**

Registered proprietor  
of above title number **Thurrock Borough Council**

HM Land Registry  
Peterborough Office  
PO Box 75  
Gloucester  
GL14 9BD

DX 321601 Gloucester 33  
Tel 0300 006 0007  
peterborough.office  
@landregistry.gov.uk

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

When you have a property that is registered at HM Land Registry, we  
will write to let you know if we make certain entries in the register.  
This gives you an opportunity to consider the matter and to seek  
more information if you feel you need any.

We received an application to enter a **unilateral notice** in the  
register of your property. A unilateral notice is entered where a  
person (the applicant) claims to have the benefit of an interest that  
would be recognised in a court of law. These interests may have  
existed without you necessarily being aware of them.

**The beneficiary shown below claims to have the benefit of such  
an interest and claims to be entitled to enter a notice of it.**

The application we received was lodged by:  
Essex County Council of Seax House, Victoria Road South,  
Chelmsford, CM1 1QH, [telephone 0333 013 9692] (reference  
GG/BSFM/724) on behalf of the beneficiary shown below.

**You should contact Essex County Council if you require more information about why this application was made or for any more information about the claim.**

Before making any entry on your register, HM Land Registry has to satisfy itself that the interest claimed is the sort of interest which can be protected. If we are satisfied, we must enter the notice. In this case, the type of interest claimed can be protected by an entry in the register.

As a result the following entries have been made in the Charges Register of the above title number:

UNILATERAL NOTICE in respect of a claimed right to apply for alteration of the register to be registered as proprietor by virtue of the provisions of an Agreement dated 26 February 2002 made between (1) Essex County Council and (2) Thurrock Council.

BENEFICIARY: Essex County Council of Essex County Council,  
County Hall, Chelmsford, Essex CM1 1LX.

We understand that this notice may cause you concern. If you do not believe you are subject to the interest you have several options.

**Please read the explanatory notes which form part of this notice.**

If you would like to discuss this notice or require it in an alternative format please contact me.

Yours faithfully

  
Katie Corney  
0300 006 3745

# Explanatory notes

## **What is a unilateral notice?**

If a person believes they have the benefit of an interest in a particular property (or in a charge or mortgage of that property), which would be recognised by a court of law, they may apply to HM Land Registry for an entry to be made in the register of the property affected. Such an entry is called a **UNILATERAL NOTICE** and the person applying for it is called the **BENEFICIARY** of that notice.

## **What is the effect of a unilateral notice?**

The entry of a unilateral notice does not necessarily mean that the interest is valid, but, if the interest is valid, the entry of the unilateral notice in the register may be relevant in determining questions of priority. Consequently, somebody who makes a search of the register will need to consider how it will affect them if they proceed with any proposed transaction.

## **What does HM Land Registry do?**

On receipt of an application to enter a unilateral notice we are not required to ask whether the particular interest claimed is valid. It is sufficient that we are satisfied that it is the sort of interest which, if valid, could be protected by notice. If we are satisfied, we must make the entry, and then send a notice informing the registered proprietor of the entry. This notice is such a notice.

## **What should you, the registered proprietor, do?**

You, as the registered proprietor, must now make up your own mind whether you accept that this particular interest is valid

- if you **agree** that the interest is valid you need not take any further action.
  - if you **do not agree** that the interest claimed is valid, you have the following options
    - contact the person who applied to enter the notice, explain your position and ask them to withdraw it
    - apply to HM Land Registry for the notice to be cancelled. To do this you must complete a form UN4, which can be downloaded from our website at [www.gov.uk/land-registry](http://www.gov.uk/land-registry). Alternatively, the form may be obtained free of charge from any HM Land Registry Customer Information Centre, or by telephoning me, or bought from any law stationer.
- Note: If you are a joint proprietor then it is considered that you can only apply for cancellation in form UN4 if all of the joint proprietors join in the application.
- take no action at present. If the need should arise you may pursue either of the above options at a later date. There is no time limit by which you have to apply to remove the entry.

## **What happens if you apply for cancellation?**

On receipt of form UN4 we will inform the beneficiary that their notice will be cancelled unless they provide a statement of the grounds on which their claim is based within a stated time. If they

do produce such a statement this will be copied and sent to you. If the statement fails to convince you, then there is a dispute. The persons involved in a dispute will be encouraged to resolve it by negotiation but, if it cannot be resolved by such means, it is likely to proceed to a judicial hearing. For further information see [www.gov.uk/object-to-land-register-changes](http://www.gov.uk/object-to-land-register-changes).

**Further information**

If you have any queries regarding this notice please contact me quoting the title number. **Please note that HM Land Registry staff are not authorised to give legal advice.** For help of this nature please contact your solicitor or other person qualified to give legal advice.

**N.B. Is your address correct? An incorrect address could mean that you do not receive important notices and you may suffer loss as a result. For information on how to change your contact details or add an address please see [www.gov.uk/government/publications/updating-registered-owners-contact-address](http://www.gov.uk/government/publications/updating-registered-owners-contact-address) on GOV.UK (or search for “COG1”).**