

Lease plans



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Since the Land Registration Act 2002 came into force, the Land Registration Rules 2003 require that new leases must be registered with the Land Registry, accompanied by a lease plan which complies fully with its regulations. Plans which fail to meet the 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. The regulations apply to leases of seven years or more, or existing leases sold with seven years or more unexpired. For added value, accurate dimensional information can be held on file and put to good use for other purposes.

To achieve compliance, all plans must be of sufficient quality to enable the correct extent of the land to be identified. Old plans often fail to achieve this. Out of date information, coloured edgings obscuring detail, incorrect scales perhaps from copying processes, lack of detail or incomplete floor plans and inappropriate disclaimers can all create difficulties.

Cluttons has a dedicated team of surveyors and CAD personnel experienced in the production of lease plans to suit all requirements. We offer a tailor-made service which falls into one of two categories:

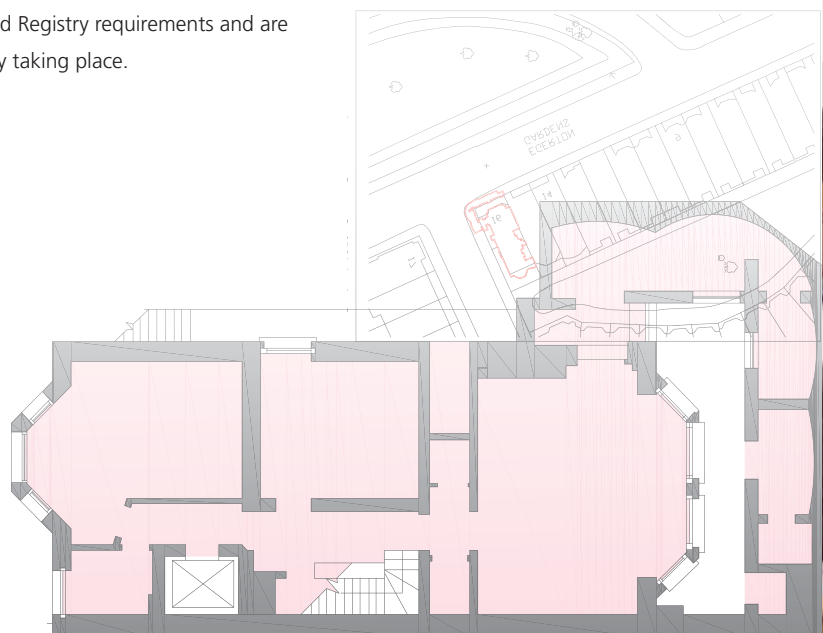
1. CAD drawings taken from existing plans (with or without site check dimensions); or
2. accurate measured survey floor plans taken on site, which can be used subsequently for other purposes such as space planning or fit outs.

All Cluttons' lease plans comply fully with Land Registry requirements and are produced within two to five days of the survey taking place.

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