

# UK Land Registry Cheat Sheet

## Overview

The Land Registry provides **official records of property ownership**, including legal owners, purchase history, and charges. These records cover freehold and leasehold titles and can include:

- Owner name(s) and correspondence address
- Purchase price and date of transfer
- Tenure (freehold/leasehold)
- Charges or restrictions (e.g., mortgages, covenants)
- Historical ownership (via historical title deeds)

## Why It Matters

- Confirm **ownership** of residential or commercial properties
- Locate **alternative addresses** used by a subject
- Identify potential **high-value assets** for recovery or litigation
- Link **shell companies** or nominees to real-world assets
- Flag **suspicious ownership transfers** (e.g., to family or offshore)

## Limitations

- **Search limitations** - records are **only searchable by address**, not owner name
- **Timeliness** - Ownership updates may **lag** behind real-world transfers
- **Clarity** - Not all beneficial owners are listed, such as those owned by **trusts**

## Tips and Considerations

- **Cross-reference** with planning applications and rental data to find property addresses linked to a name
- Search companies at **Companies House**, then check if the business address is owned
- Match charges and mortgage providers to **financial footprint**
- Use historical deeds to build **timelines** or spot straw buyers

## Investigation Support

- **Fraud & Due Diligence** - Verify **asset declarations** or hidden ownership
- **Asset Tracing** - Identify **properties linked to individuals** or companies
- **Executive Protection** - Flag **exposure** of high-profile individuals' homes
- **Divorce & Family Law** - Uncover **jointly held** or transferred property
- **Corruption & AML** - Investigate **unusual transfers or offshore** entities
- **Journalism** - Trace **property wealth** or patterns in political donations

## Where to Search

- **Land Registry Title Register** (England and Wales) - £7
- **Land Register of Scotland** - £3
- **Land Registry for Northern Ireland** - £5
- **Price Paid Data**

### About Public Insights

Public Insights helps investigators find addresses, associates, and financial signals tied to UK people and businesses — all from a single search. The platform brings together government and commercial records to uncover properties, companies, directorships, insolvencies, and more. Designed for OSINT workflows, it's the starting point for investigations into fraud, due diligence, asset tracing, and more. Try Public Insights today at [cradle.publicinsights.uk/accounts/signup](https://cradle.publicinsights.uk/accounts/signup) to see how our platform can support your investigation workflows.