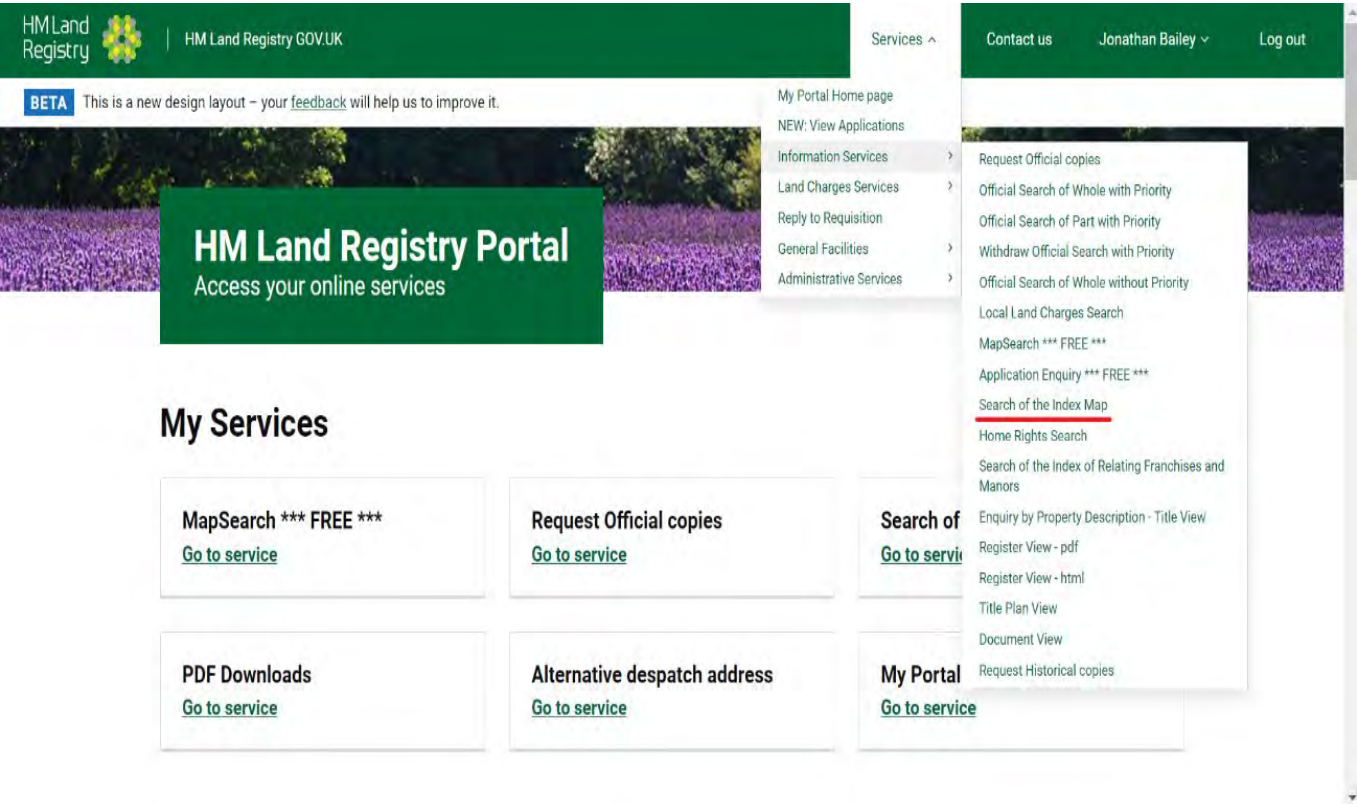


Submitting a Search of The Index Map with HM Land Registry:

- A Search of the Index Map (SIM) is a service offered by the Land Registry that will definitively confirm whether a particular piece of land is registered or not and if registered the title numbers affected.
- Should a SIM result confirm the area in question falls into an unexpected title, the easement plan will need to be amended to avoid the third-party title.
- A SIM for any plans to be submitted to HM Land Registry for registration will help to:
 - Reduce delays to completion by highlighting the title numbers affected by the easement route at the earliest stage possible; and
 - Flag any initial points for rejection of the plan.
- A business account with HM Land Registry will be required to access to their Online Services/Portal and use the Search of Index Map Service.

Step by step:

- 1) At the home page (<https://eservices.landregistry.gov.uk/homepage/>) Services > Information Services > Search of the Index Map:



- 2) Fill in the initial information accordingly and make sure to tick the box ‘I wish to attach a plan’:

HM Land Registry

Business e-services

HM Land Registry

Logout | Contact HM Land Registry

My Portal Home page

NEW: View Applications

Information Services

Request Official copies

Official Search of Whole with Priority

Official Search of Part with Priority

Withdraw Official Search with Priority

Official Search of Whole without Priority

Local Land Charges Search

MapSearch *** FREE ***

Application Enquiry *** FREE ***

Search of the Index Map

Home Rights Search

Search of the Index of Relating Franchises and Manors

Enquiry by Property Description - Title View

Register View - pdf

Register View - html

Title Plan View

Document View

Request Historical copies

Land Charges Services

Reply to Requisition

Search of the Index Map

Want your title number NOW? Try our FREE MapSearch service

Required fields are marked by *

Property information

* Enter a postcode or, if not known, choose a local authority.

Postcode:

Local Authority:

Local Authority

Attachments

☐ I wish to attach a plan

Customer information

* Your reference:

* Contact telephone number:

Next»

- 3) Choose the file/plan to be submitted and confirm the exact area we are hoping to identify e.g. green coloured strips/area and make sure to use the 'Add' button before proceeding to the next page:

HM Land Registry

Business e-services

HM Land Registry

Logout | Contact HM Land Registry

«Previous

Next»

Search of the Index Map

Want your title number NOW? Try our FREE MapSearch service

Required fields are marked by *

My Portal Home page

NEW: View Applications

Information Services

Request Official copies

Official Search of Whole with Priority

Official Search of Part with Priority

Withdraw Official Search with Priority

Official Search of Whole without Priority

Local Land Charges Search

MapSearch *** FREE ***

Application Enquiry *** FREE ***

Search of the Index Map

Home Rights Search

Search of the Index of Relating Franchises and Manors

Enquiry by Property Description - Title View

Register View - pdf

Register View - html

Title Plan View

Document View

Request Historical copies

Land Charges Services

Reply to Requisition

Attachment type

Please note that you should attach a plan to accompany this transaction where:
The land to be searched is not a property with a recognised postal description (for example, where the land searched is being described as "land at..." or "land on...") or there is any possible doubt regarding the identification of the extent of the property.
The plan must:
be drawn to scale;
be a copy of an extract from the Ordnance Survey map on the largest scale published showing the land to which the application relates;
indicate the scale and orientation;
show the precise extent of the property by suitable colouring/edging; and
show the position of the land in relation to nearby roads and other relevant features.
These plan requirements apply to both electronic and paper searches.

Attachment

Identify the file you want to attach by entering a valid file path by using the browse button.
You may attach one file only which may not exceed the maximum permitted size of 20MB. The file type must be gif, jpeg, pdf, or tiff.

* File location: Choose file WL2356388...ent Plan.pdf

* The land is identified on the attached plan by (e.g. edged red): green coloured strips/area

Add

«Previous

Next»

- 4) You will be taken to a reminder/confirmation page – this will remind you of the requirements for any plan and allow you to check you have attached the correct file/plan before proceeding to the next page:

HM Land Registry

Logout | Contact HM Land Registry

«Previous

Next»

Search of the Index Map

Want your title number NOW? Try our FREE [MapSearch](#) service

Required fields are marked by *

Attachment type

Please note that you should attach a plan to accompany this transaction where:

The land to be searched is not a property with a recognised postal description (for example, where the land searched is being described as "land at..." or "land on...") or there is any possible doubt regarding the identification of the extent of the property.

The plan must:

be drawn to scale;
be a copy of an extract from the Ordnance Survey map on the largest scale published showing the land to which the application relates;
indicate the scale and orientation;
show the precise extent of the property by suitable colouring/edging; and
show the position of the land in relation to nearby roads and other relevant features.

These plan requirements apply to both electronic and paper searches.

Attachment

You have successfully attached the file below. Use Next to proceed with the application or use the Remove button to remove the file and start again. You may click on the file name to view the attachment if you wish.

File name	File size
WL2356388 Easement Plan.pdf	850KB
	Remove

* The land is identified on the attached plan by (e.g. edged red):

«Previous

Next»

My Portal Home page

NEW: View Applications

Information Services

Request Official copies

Official Search of Whole with Priority

Official Search of Part with Priority

Withdraw Official Search with Priority

Official Search of Whole without Priority

Local Land Charges Search

MapSearch *** FREE ***

Application Enquiry *** FREE ***

Search of the Index Map

Home Rights Search

Search of the Index of Relating Franchises and Manors

Enquiry by Property Description - Title View

Register View - pdf

Register View - html

Title Plan View

Document View

Request Historical copies

Land Charges Services

Reply to Requisition

General Facilities

- 5) Fill in the Property Description information, including as much as possible to assist HM Land Registry with identifying the area in question:

HM Land Registry

Logout | Contact HM Land Registry

My Portal Home page

NEW: View Applications

Information Services

Request Official copies

Official Search of Whole with Priority

Official Search of Part with Priority

Withdraw Official Search with Priority

Official Search of Whole without Priority

Local Land Charges Search

MapSearch *** FREE ***

Application Enquiry *** FREE ***

Search of the Index Map

Home Rights Search

Search of the Index of Relating Franchises and Manors

Enquiry by Property Description - Title View

Register View - pdf

Register View - html

Title Plan View

Document View

Request Historical copies

Land Charges Services

Reply to Requisition

General Facilities

Administrative Services

«Previous

Next»

Search of the Index Map

Want your title number NOW? Try our FREE [MapSearch](#) service

Required fields are marked by *

Property description

Please provide as much information as possible.

Flat:

* Postal number or description:

Road:

Locality:

Town:

County:

Postcode:

Local authority:

OS Map reference:

Additional information:

Anticipated Title:

Customer information

Your reference: Example SIM

Contact telephone number:

«Previous

Next»

6) Review the semi-final page to ensure all information is correct before hitting submit:

HM Land Registry

Logout | Contact HM Land Registry

«Previous

Submit»

Search of the Index Map

My Portal Home page

NEW: View Applications

Information Services

Request Official copies

Official Search of Whole with Priority

Official Search of Part with Priority

Withdraw Official Search with Priority

Official Search of Whole without Priority

Local Land Charges Search

MapSearch *** FREE ***

Application Enquiry *** FREE ***

Search of the Index Map

Home Rights Search

Search of the Index of Relating Franchises and Manors

Enquiry by Property Description - Title View

Register View - pdf

Register View - html

Title Plan View

Document View

Request Historical copies

Land Charges Services

Reply to Requisition

General Facilities

Administrative Services

Fee

If you proceed with this application a fee will be charged as follows:
Where no or not more than five registered Titles are disclosed £4.00.
Where more than five registered Titles are disclosed:
For the first five titles £4.00 and for every ten Titles or up to ten Titles thereafter £2.00.

Fee for Service

Submit application

Your application is now ready to submit.

Property details

Flat:

Postal number or description: Land lying to the east of

Road: Old Salts Farm Road

Locality:

Town: Lancing

County:

Postcode: BN15 8QZ

Local authority: ADUR

O.S. map reference: TQ191040

Additional information: Anticipated Title: WSX335843

Customer information

Your reference: WL2356388 Example SIM

Contact telephone number:

Attachments

File name	File size
WL2356388 Easement Plan 23.12.22.pdf	801K

Plan identification description: green coloured strips/area

7

- 7) See final page, along with the reference number to confirm the Search of the Index Map has been successfully submitted to HM Land Registry:

HM Land Registry

Business e-services

HM Land Registry

Logout | Contact HM Land Registry

My Portal Home page

NEW: View Applications

Information Services

Request Official copies

Official Search of Whole with Priority

Official Search of Part with Priority

Withdraw Official Search with Priority

Official Search of Whole without Priority

Local Land Charges Search

MapSearch *** FREE ***

Application Enquiry *** FREE ***

Search of the Index Map

Home Rights Search

Search of the Index of Relating Franchises and Manors

Enquiry by Property Description - Title View

Register View - pdf

Register View - html

Title Plan View

Document View

Request Historical copies

Land Charges Services

Reply to Requisition

General Facilities

Administrative Services

Search of the Index Map

Confirmation

Your application has been accepted and the reference number is F83JDNE. You will need to quote this if you contact us about your application.

Your application will be dealt with by Durham Office. A fee has not been debited. Any fee payable will be assessed under the current fee order and debited on completion of your application.

New search

Property details

Flat:

Postal number or description: Land lying to the east of

Road: Old Salts Farm Road

Locality:

Town: Lancing

County:

Postcode: BN15 8QZ

Local authority: ADUR

Q.S. map reference: TQ191040

Additional information: Anticipated Title: WSX335843

Customer information

Your reference: WL2356388 Example SIM

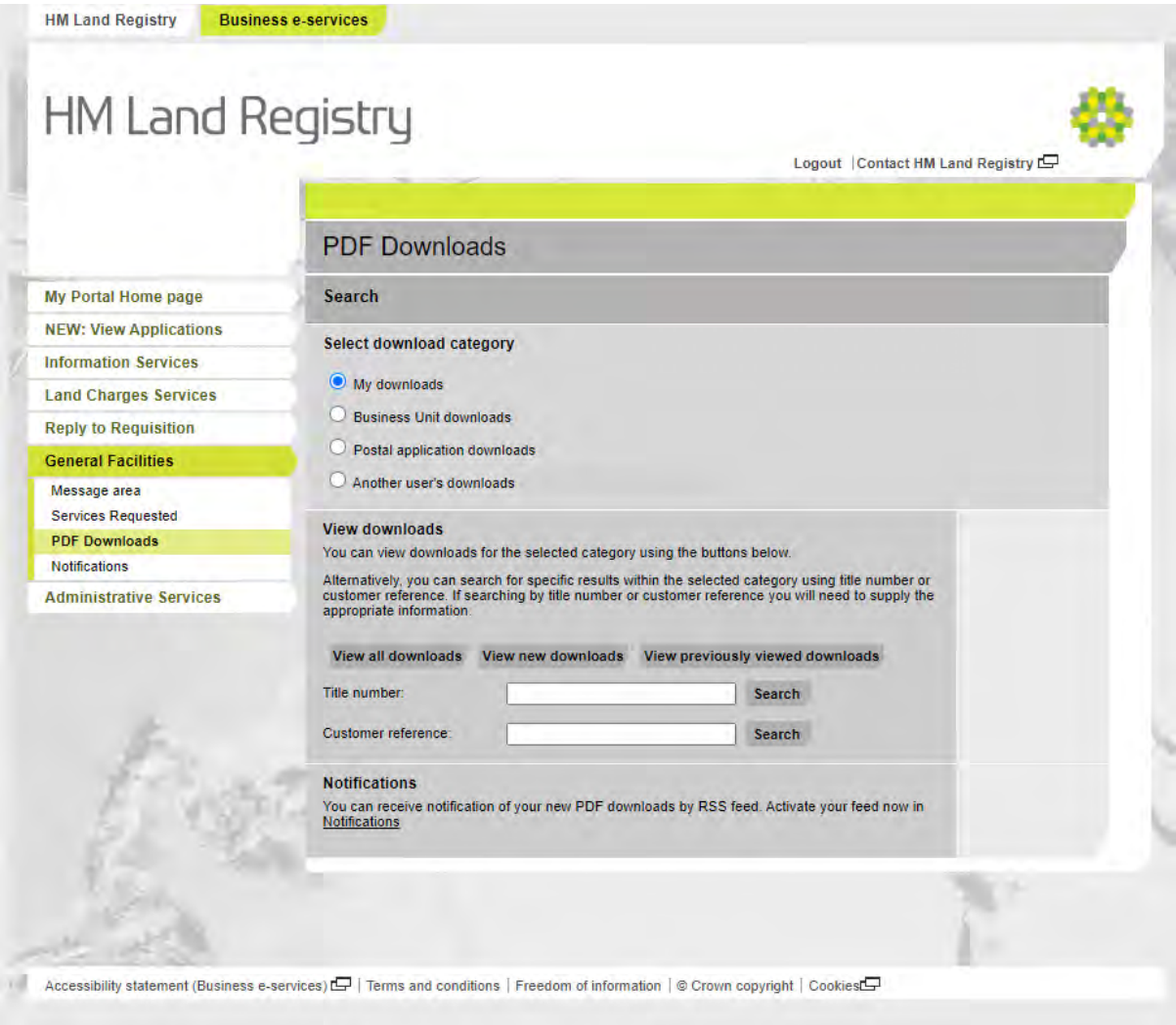
Contact telephone number:

Attachments

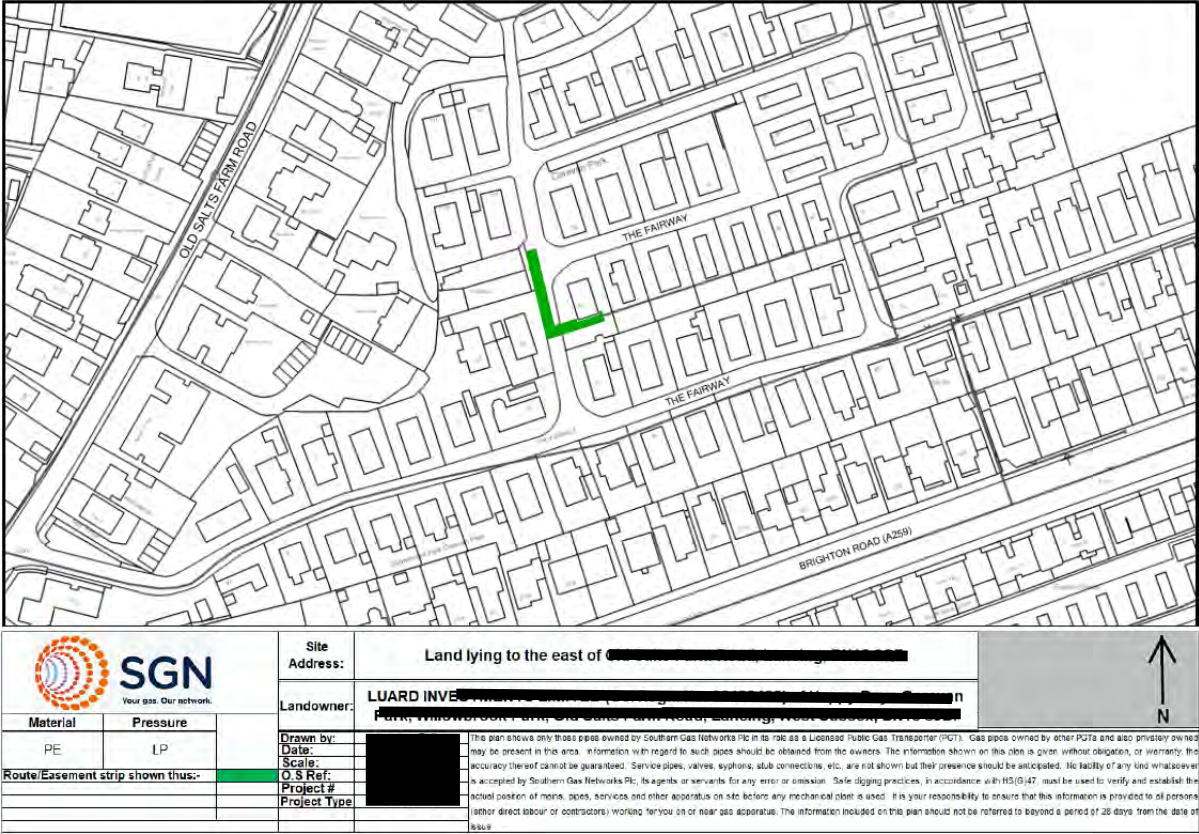
File name	File size
WL2356388 Easement Plan 23.12.22.pdf	801K

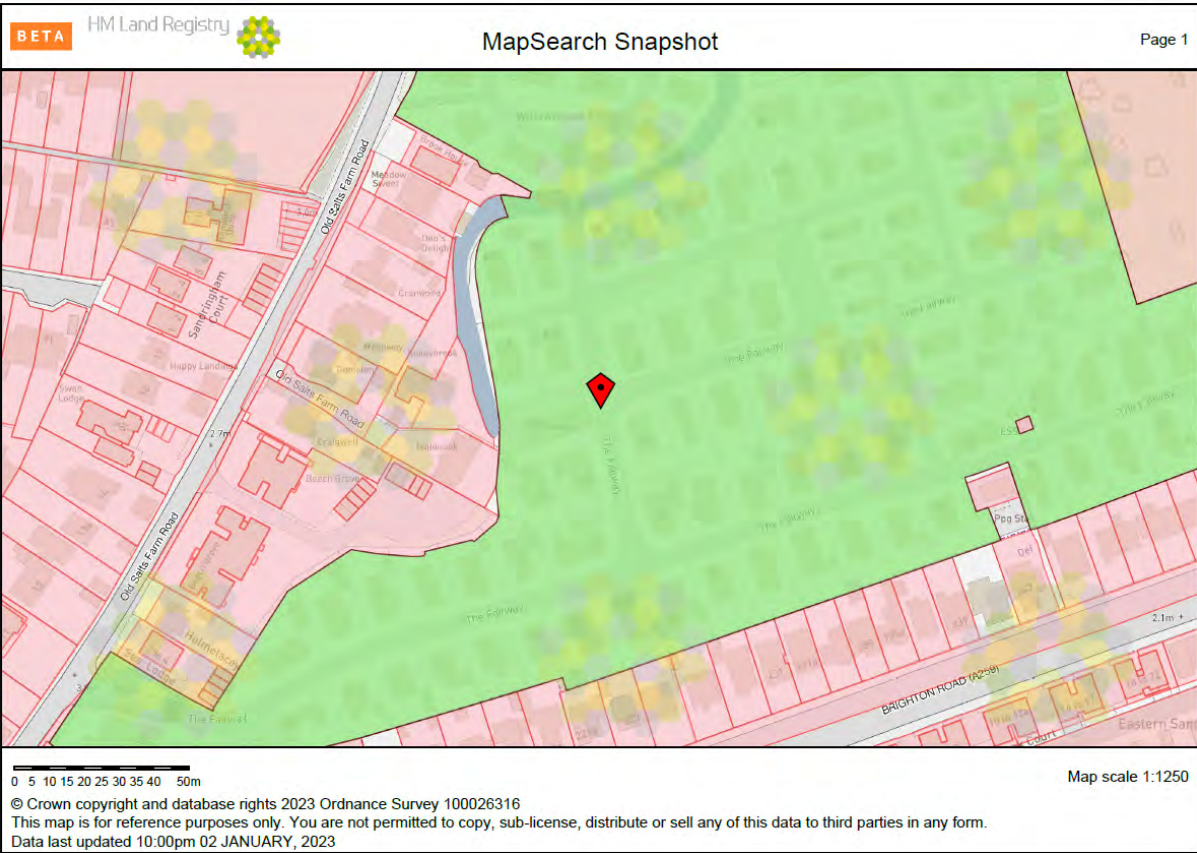
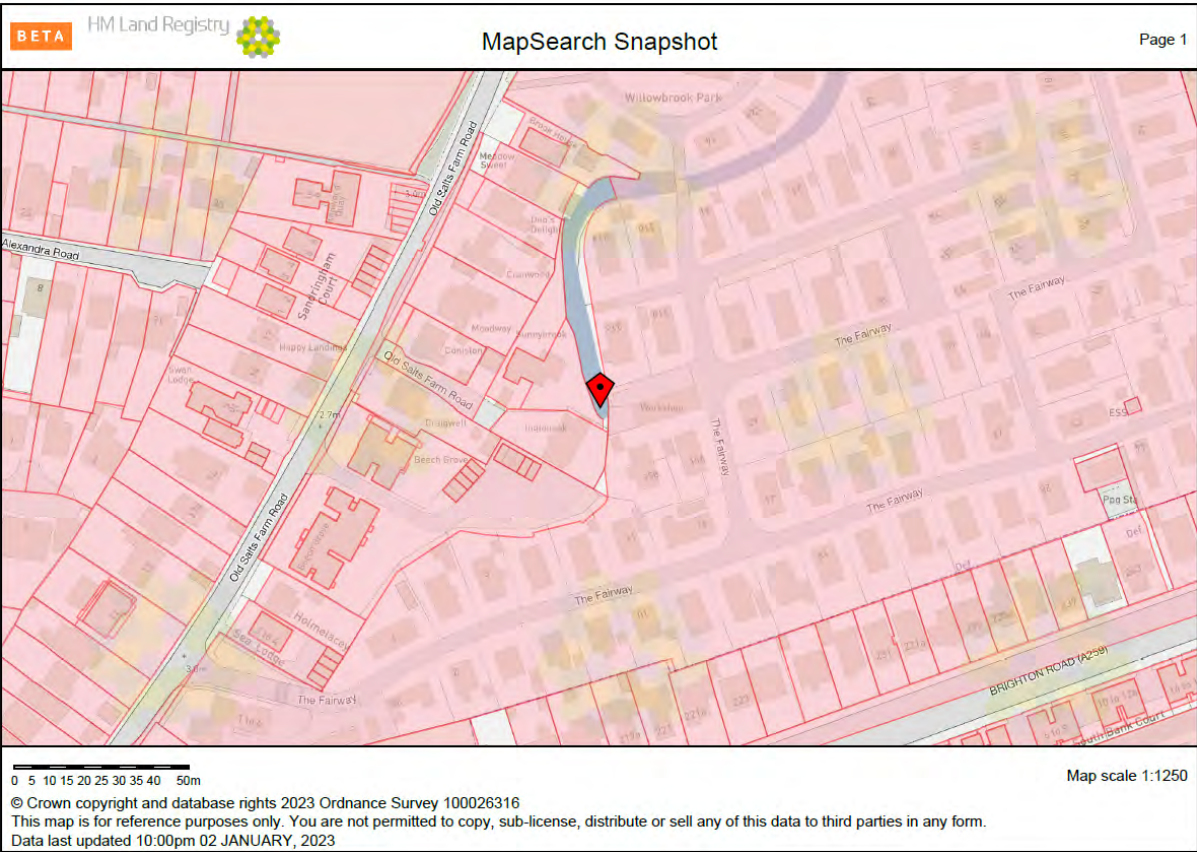
Plan identification description: green coloured strips/area

- 8) Upon the Search of the Index Map Result (SIMR) being available, an email will be sent to the email address linked with the HM Land Registry Online Services Portal to advise the SIMR can be found under General Facilities > PDF Downloads > View all downloads/View new downloads:



Example Plan & Search of the Index Map PDF Result:





Official certificate of the result of
search of the index map

HM Land Registry

SIMR

Land Registration Rules 2003

Certificate Date: 03 Jan 2023
Certificate Time: 00:00:01
Certificate Ref: 1. [REDACTED]

Property	Land green coloured strips/area on the plan attached to the application and described in form SIM as LAND LYING TO THE EAST [REDACTED], [REDACTED].
----------	---

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

Result

The index map has been searched in respect of the Property with the following result:

Plan reference	Title No. Registered Estate or Caution	Notes
Not Applicable	WSX335843 Freehold	

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

Continued on Page 2

Your Reference: WL2356388 Example SIM	Key Number: [REDACTED]	For any enquiries concerning this certificate, please contact: Customer Support: email customersupport@mail.landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 5pm) A £4.00 fee will be debited to the account quoted.
--	---------------------------	--

Official certificate of the result of
search of the index map

HM Land Registry

Land Registration Rules 2003

Certificate Date: 03 Jan 2023

Certificate Time: 00:00:01

Certificate Ref: 10071200000

SIMR

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.

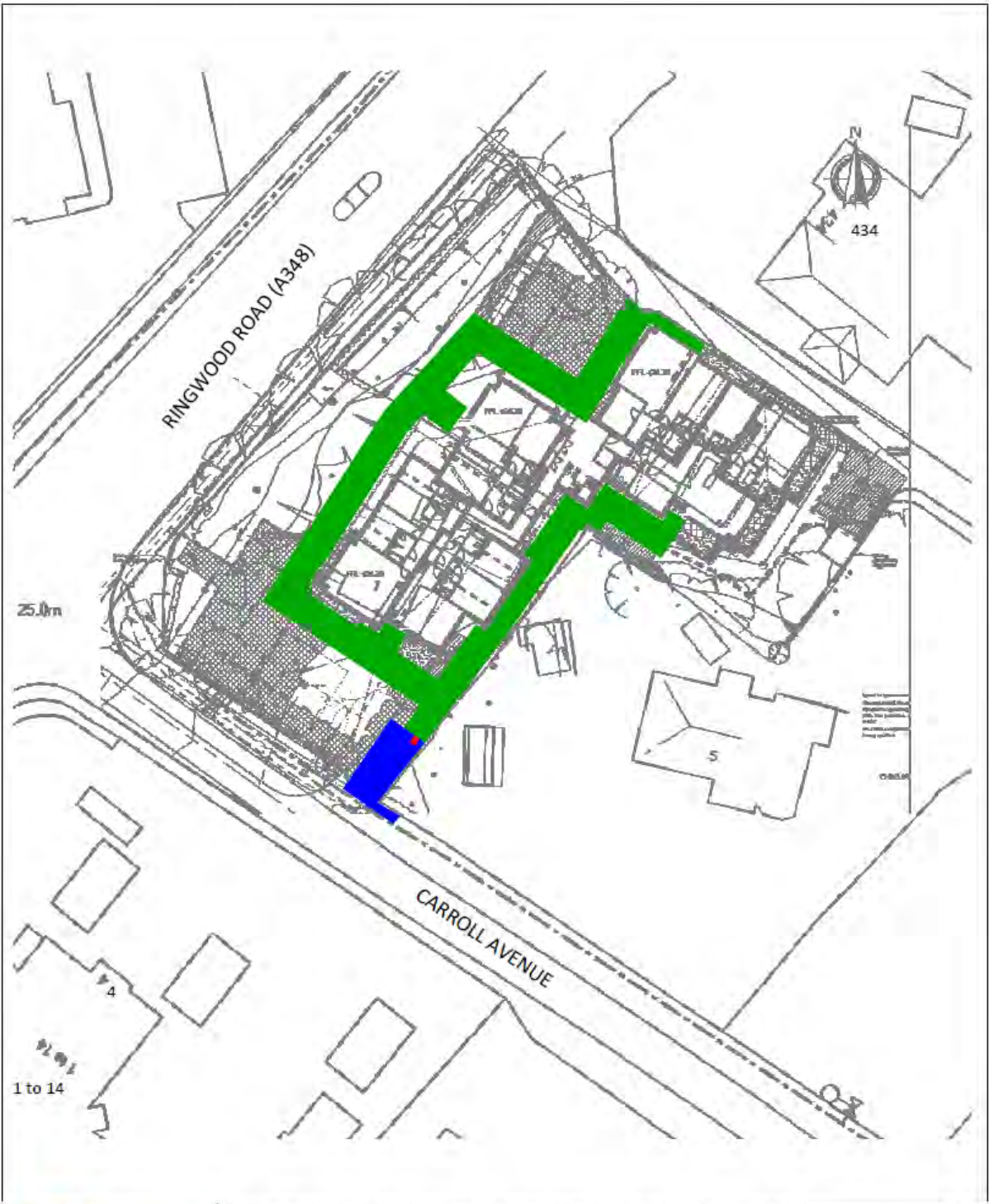
How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies



Plan requirements for registration - see Practice Guide 40 - HM Land Registry plans - (www.gov.uk/land-registry).

Ordinance Survey map products - (www.ordnancesurvey.co.uk).

END OF RESULT

Example Plan and SIMR encroaching additional Title's



		Site Address: DT46105: 1 Carroll Avenue		
Material: PE Pressure: MP & LP		Landowner: GO-DEVELOPMENT		
Route/Easement strip (LPI) shown this:		Drawn by:	<p>This plan shows only those approved by SGN Gas Networks Plc in its role as a Licensed Public Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, appurtenances, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by SGN Gas Networks Plc, its agents or servants for any loss or damage. Safe design principles in accordance with HSG47 must be used to verify that all installed lines actual location of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (other than about or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	
Route/Easement strip (MP) shown this:		Date:		
Transfer of Part shown this:		Scale:		
		Project #		
		Project Type		

Official certificate of the result of
search of the index map

HM Land Registry

Land Registration Rules 2003

Certificate Date: 05 Jan 2023
Certificate Time: 00:00:01
Certificate Ref: 1857105685

SIMR

Property	Land marked in dark blue and green on the plan attached to the application and described in form SIM as 1, CHICKLE AVENUE, FLENDON, LEE-ON-SOLW.
----------	--

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

Result

The index map has been searched in respect of the Property with the following result:

Plan reference	Title No.	Registered Estate or Caution	Notes
Not Applicable	DT141267	Freehold	
Not Applicable	DT320465	Freehold	
Not Applicable	DT46105	Freehold	
Not Applicable	DT57955	Freehold	

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the

Continued on Page 2

Your Reference: WL2268685	Key Number: 1857105685	For any enquiries concerning this certificate, please contact: Customer Support: email customersupport@mail.landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 5pm) A £4.00 fee will be debited to the account quoted.
------------------------------	--------------------------------------	--

Official certificate of the result of
search of the index map

HM Land Registry

Land Registration Rules 2003

Certificate Date:	05 Jan 2023
Certificate Time:	00:00:01
Certificate Ref:	1. [REDACTED]

SIMR

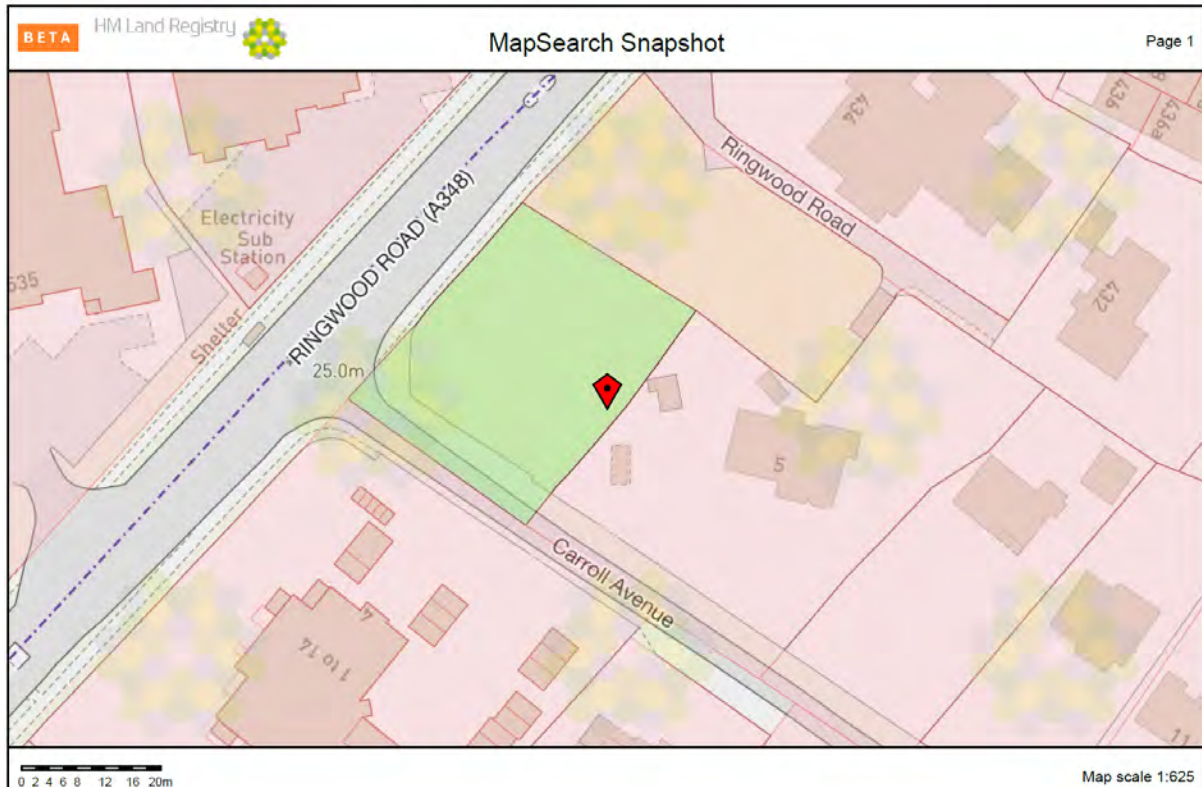
application being cancelled.

No other registered estate, caution against first registration,
application for first registration or application for a caution against
first registration is shown on the index map in relation to the
Property.

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.
How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies.
Plan requirements for registration - see Practice Guide 40 - HM Land Registry plans - (www.gov.uk/land-registry).
Ordnance Survey map products - (www.ordnancesurvey.co.uk).

END OF RESULT



Further to the above plan and SIMR, two of the four Title's revealed remain under third-party ownership. SGN would be unable to secure rights against the additional Title's and The Plan would subsequently need to be reviewed, reducing the standard width of the coloured easement strip/s accordingly, to avoid encroaching the additional Title's. Checking the boundary lines via the respective Title Plans and in combination with HM Land Registry's MapSearch Feature will help to determine the boundary lines and allow for the amending of any given plan, reducing any easement strip/s accordingly.