



The practice of the Land Registry of using the suffix the letter “F” to the Folio number of freehold folios seems to be causing confusion to the profession. The Land Registry uses the suffix for all new freehold folios. No change is made to the numbers of the existing Folios, so the existence of an “F” folio does not preclude the existence of another folio with the same number, minus the “F”. For example, there can exist simultaneously a Folio 1234 County Dublin and a Folio 1234F (and of course 1234L County Dublin). Particular care should be taken to check the Folio number, as errors seem to arise frequently particularly on searches.

Checking Folio Numbers in Transfers

It is well established that many typists (except perhaps those working for firms of accountants) are particularly weak in typing figures. Presumably this is because of lack of frequency in doing so. It is very easy for a typist to transpose any two keys while working at speed, but it seems to be particularly easy to do so while working with figures. The result of this is that errors are found more often than might be expected in the numbers typed in documents including, unfortunately, Land Registry Transfers. The folio number is typed both in the heading and in the body. Getting the number right in the heading will be of no avail if it is incorrectly stated in the body of the deed. The Registry act only on the number in the body of the deed. If the number is wrong in the body of the deed, the Land Registry are obliged to seek re-execution of the Transfer, with consequent inconvenience for all parties. It is suggested that Solicitors should check Transfers carefully after they have been typed, paying particular attention to the Folio numbers. It might be a wise precaution for those who dictate Transfers to give the typist a copy of the folio to check the number.

UPDATE: Mortgages

It is also very important when completing the Schedule to a Mortgage that not only the folio number be given (bearing in mind the foregoing with regard to the insertion of “F” where appropriate) and the County but also the address of the property contained in the said folio.

LAND REGISTRY

FOLIO NUMBERS