



## Your Property Questions Answered

### **Q. Why should I register with the Land Registry Property Alert Service?**

A: There has been a steady increase in the amount of cybercrime and fraudulent transactions involving property. There are currently a number of high profile cases involving fraud either where a crook has pretended to be the owner of a house or pretended to be the solicitor acting for the owner. In one case the tenant in occupation of a property convinced both his own solicitor and the buyer's solicitor that he was the owner and the purchase money, of around £1 million, was sent to an account in Dubai. The real owner walked past the house the following month to see builders ripping out the kitchen and raised the alarm but by that time the fraudster and the money had gone.

With the rise in the number of buy to lets and second homes it is often the case that a property is not occupied by the owner, properties belonging to the estate of a deceased person are also at increased risk. The Land Registry records the address of the current owner of a property but the

owner may move house and not ask the Land Registry to alter the address noted on the register for the property.

One way that an owner of property can reduce the risk of fraud is by registering with the Property Alert Service. The Property Alert Service will send an alert from the Land Registry to the owner if there is any significant activity with the property which might head off a potential fraud. Alerts are sent by email and so should reach you even if you move postal address.

At PowellsLaw we treat the avoidance of fraud and cybercrime with utmost importance and highlighting the availability of this new service from the Land Registry is one of the many things we do for our clients to protect them against the risks arising from property purchase and ownership.

If you would like further information on this or any other aspect of property law please do not hesitate to contact us 01934 623501 or email [helpforyou@powellslaw.com](mailto:helpforyou@powellslaw.com)