

HM Land Registry



Business Gateway Vendor Test Data

Official Search of Whole with Data

REST service version 1.0

Digital Data & Technology (DDaT)
Seaton Court
2 William Prance Road
Plymouth
Devon
PL6 5WS

www.gov.uk/land-registry

Scenarios

1. OS1 – successful request returned with data – no adverse entries.....	4
2. OS1 – successful request returned with data – no adverse entries, proprietor name mismatch	5
3. OS1 – successful request returned with data – new edition of register, commonhold title	6
4. OS1 – successful request returned with data – new edition of register, prior pending official search, proprietor name mismatch, commonhold title.....	7
5. OS1 – accepted request – manual processing required.....	8
6. OS1 – submission out of hours.....	9
7. OS1 – invalid title	10
8. OS1 – caution title.....	11
9. OS1 – closed title	12
10. OS1 – future date – not pending first registration	13
11. OS1 – developer title – “continue application if” field does not include “developer_title”	14
12. OS1 – expected fee too low – “continue application if” field does not include "actual_fee_exceeds_expected_fee"	15
Appendix.....	16
201 – Successful Request with No Adverse Entries	16
201 – Successful Response with Proprietor Name Mismatch	18
201 – Successful Request with New Edition of Register and Commonhold Title.....	21
201 – Successful Request with New Edition of Register and Prior Pending Official Search and Proprietor Name Mismatch and Commonhold Title.....	24
202 – Manual Processing Required	28
202 – Submission Out of Hours	29
422 – Invalid Title.....	30
422 – Caution Title.....	31

422 – Closed Title.....32

422 – Future Date33

422 – Developer Title.....34

422 – Fee Mismatch.....35

1. OS1 – successful request returned with data – no adverse entries

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 201
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	Result pdf returned with data See 201 – Successful Request with No Adverse Entries
Title and property information	Title number*	PMD100	
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Joe Bloggs and Jane Bloggs	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

2. OS1 – successful request returned with data – no adverse entries, proprietor name mismatch

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 201
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	Result pdf returned with data
Title and property information	Title number*	PMD101	See 201 – Successful Request with Proprietor Name Mismatch
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	must contain "NAME_MISMATCH_ON_REGISTER"	
	Registered Proprietor Details or Applicants for First Registration*	Must not equal "John Smith and Joan Smith"	
	Applicant Party*	Joe Bloggs and Jane Bloggs	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

3. OS1 – successful request returned with data – new edition of register, commonhold title

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 201
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	Result pdf returned with data
Title and property information	Title number*	PMD102	See 201 – Successful Request with New Edition of Register and Commonhold Title
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Joe Bloggs and Jane Bloggs	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

4. OS1 – successful request returned with data – new edition of register, prior pending official search, proprietor name mismatch, commonhold title

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 201
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	Result pdf returned with data
Title and property information	Title number*	PMD103	See 201 – Successful Request with New Edition of Register and Prior Pending Official Search and Proprietor Name Mismatch and Commonhold Title
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	must contain "NAME_MISMATCH_ON_REGISTER"	
	Registered Proprietor Details or Applicants for First Registration*	Must not equal "John Smith and Joan Smith"	
	Applicant Party*	Joe Bloggs and Jane Bloggs	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

5. OS1 – accepted request – manual processing required

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 202
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	Acknowledgement only
Title and property information	Title number*	PMD104	Message: "We have accepted your application for an official search with priority. Priority begins now and expires on <date>." returned. See 202 – Manual Processing Required
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

For manually processed results, polling is required via the Official Search Of Whole SOAP service. Polling is not possible via the REST service and the additional data will not be returned.

6. OS1 – submission out of hours

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 202
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	Acknowledgement only
Title and property information	Title number*	PMD105	Message: "Service is not currently available. System has queued your request, please poll at specified time." returned See 202 – Submission Out of Hours
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

For accepted out of hours results, polling is required via Official Search Of Whole SOAP service. Polling is not possible via the REST service and the additional data will not be returned.

7. OS1 – invalid title

Field group	Field name	Input	Expected output
Login Details	User ID	Status	http status code 422
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	bg.title.invalid
Title and property information	Title number*	PMD106	Message: "Title number is invalid." returned. See 422 – Invalid Title
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

8. OS1 – caution title

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 422
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	bg.title.caution
Title and property information	Title number*	PMD107	Message: “Official Search cannot be lodged against a Caution Title.” returned. See 422 – Caution Title
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

9. OS1 – closed title

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 422
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	bg.title.closed
Title and property information	Title number*	PMD108	Message: "Title number is closed." returned. See 422 – Closed Title
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

10. OS1 – future date – not pending first registration

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 422
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	bg.date.futuredate
Title and property information	Title number*	PMD109	Message: "Search from date is invalid." returned. See 422 – Future Date
	Priority Type*	Any schema valid input	
	Search from Date	Any future date	
	Property Description*	Any schema valid input	
	Continue Application If*	Any schema valid input	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

11. OS1 – developer title – “continue application if” field does not include “developer_title”

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 422
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	bg.title.developertitle
Title and property information	Title number*	PMD110	<p>Message: “This is a developing title. If you intend to take a registrable disposition of part you should apply for an official search with priority of part.” returned.</p> <p>See 422 – Developer Title</p>
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Must not contain "DEVELOPER_TITLE"	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	£3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

12. OS1 – expected fee too low – “continue application if” field does not include "actual_fee_exceeds_expected_fee"

Field group	Field name	Input	Expected output
Login Details	User ID	<we provide>	http status code 422
	Password	<we provide>	
Submission Identity Information	Message Id*	Any schema valid input	bg.fee.feeMismatch
Title and property information	Title number*	PMD111	Message: “Fee Amount provided does not match with the fee calculated by Land Registry.” returned. See 422 – Fee Mismatch
	Priority Type*	Any schema valid input	
	Search from Date	Any schema valid input	
	Property Description*	Any schema valid input	
	Continue Application If*	Must not contain "ACTUAL_FEE_EXCEEDS_EXPECTED_FEE"	
	Registered Proprietor Details or Applicants for First Registration*	Any schema valid input	
	Applicant Party*	Any schema valid input	
External Reference	Reference*	Any schema valid input	
Customer Reference	Reference*	Any schema valid input	
Expected Price	Gross Price Amount	Any value < £3	
Contact	Telephone number*	Any schema valid input	

All tests require the basic minimum data items (as per the schemas). Items highlighted in red are scenario-specific data and are needed for the test to return the correct response.

Appendix

201 – Successful Request with No Adverse Entries

```
{
  "data": {
    "id": "001",
    "hmlr_reference": "00000000",
    "external_reference": {
      "reference": "AA0",
      "allocated_by": "AA0",
      "description": "AA0"
    },
    "actual_price": {
      "gross_price_amount": 3.0,
      "currency_id": "GBP"
    },
    "certificate": {
      "type": "ATTACHMENT",
      "attachment": "omitted",
    },
    "official_search_data": {
      "search_from_date": "2022-04-12",
```



```
    "has_register_changed": false,  
    "has_advisory_entries": false,  
    "official_search_number": "300-A1-AA",  
    "certificate_timestamp": "2022-11-25T10:03:21",  
    "priority_period_expiry_date": "2023-01-10",  
    "title_number": "PMD100",  
    "applicants": "Joe Bloggs and Jane Bloggs",  
    "result_entries": {  
        "register_status_entry": {  
            "entry_text": "Since 8 April 2022 no adverse entries have been made."  
        },  
    }  
    "key_number": "12345678"  
}  
}
```

201 – Successful Response with Proprietor Name Mismatch

```
{
  "data": {
    "id": "001",
    "hmlr_reference": "00000001",
    "external_reference": {
      "reference": "AA0",
      "allocated_by": "AA0",
      "description": "AA0"
    },
    "actual_price": {
      "gross_price_amount": 3.0,
      "currency_id": "GBP"
    },
    "certificate": {
      "type": "ATTACHMENT",
      "attachment": "omitted",
    },
    "official_search_data": {
      "search_from_date": "2022-04-12",
      "has_register_changed": false,
```

```
"has_advisory_entries": true,
"proprietor_names": [
  "JOHN SMITH",
  "JOAN SMITH"
],
"official_search_number": "300-A1-AA",
"certificate_timestamp": "2022-11-25T10:03:21",
"priority_period_expiry_date": "2023-01-10",
"title_number": "PMD101",
"applicants": "Joe Bloggs and Jane Bloggs",
"result_entries": {
  "register_status_entry": {
    "entry_text": "Since 8 April 2022 no adverse entries have been made."
  },
  "advisory_entries": [
    {
      "entry_text": "Your search has been completed despite the fact that the names of the
registered proprietor(s) given in your application do not agree with those shown on the register. The names in the
register are John Smith and Joan Smith. Please ensure that the correct names appear in any instrument lodged for
registration and where necessary appropriate evidence to account for the discrepancy accompanies the application.",
      "name_mismatch": {
        "registered_proprietor_names": [
```

```
        "JOHN SMITH",  
        "JOAN SMITH"  
    ]  
}  
}  
]  
,  
  "key_number": "12345678"  
}  
}
```

201 – Successful Request with New Edition of Register and Commonhold Title

```
{
  "data": {
    "id": "001",
    "hmlr_reference": "00000002",
    "external_reference": {
      "reference": "AA0",
      "allocated_by": "AA0",
      "description": "AA0"
    },
    "actual_price": {
      "gross_price_amount": 3.0,
      "currency_id": "GBP"
    },
    "certificate": {
      "type": "ATTACHMENT",
      "attachment": "omitted",
    },
    "official_search_data": {
      "search_from_date": "2022-04-12",
      "has_register_changed": true,
```

```
"has_advisory_entries": true,
"official_search_number": "300-A1-AA",
"certificate_timestamp": "2022-11-25T10:03:21",
"priority_period_expiry_date": "2023-01-10",
"title_number": "PMD102",
"applicants": "Joe Bloggs and Jane Bloggs",
"result_entries": {
  "register_status_entry": {
    "entry_text": "Since 5 August 2020 a new edition of the register has been opened and an
official copy dated 25 November 2022 and timed at 10:03:21 showing the entries subsisting then is enclosed. The
result is subject to such entries. If further official search applications are made the 'search from' date to be
quoted must be the date of the official copy."
  },
  "advisory_entries": [
    {
      "entry_text": "The title number referred to in the result comprises a commonhold unit
within a commonhold development. The development consists of a common parts title registered under title number
PMD099 and individual commonhold unit titles. If you wish to obtain a complete list of the commonhold unit titles,
you should apply for a search of the index map in form SIM and quote the common parts title number. Under the
current Land Registration Fee Order, a fee may be payable for this service. You can obtain Practice Guide 60
Commonhold from any of our offices or from our Internet site www.gov.uk/land-registry The Practice Guide contains
information about commonhold registrations.",
      "commonhold_title": {
        "commonhold_title_number": "PMD099"
```

```
    }  
  },  
]  
,  
  "key_number": "12345678"  
}  
}
```

201 – Successful Request with New Edition of Register and Prior Pending Official Search and Proprietor Name Mismatch and Commonhold Title

```
{
  "data": {
    "id": "001",
    "hmlr_reference": "00000003",
    "external_reference": {
      "reference": "AA0",
      "allocated_by": "AA0",
      "description": "AA0"
    },
    "actual_price": {
      "gross_price_amount": 3.0,
      "currency_id": "GBP"
    },
    "certificate": {
      "type": "ATTACHMENT",
      "attachment": "omitted",
    },
    "official_search_data": {
      "search_from_date": "2022-04-12",
```



```
"has_register_changed": true,
"has_advisory_entries": true,
"proprietor_names": [
    "JOHN SMITH",
    "JOAN SMITH"
],
"official_search_number": "300-A1-AA",
"certificate_timestamp": "2022-11-25T10:03:21",
"priority_period_expiry_date": "2023-01-10",
"title_number": "PMD103",
"applicants": "Joe Bloggs and Jane Bloggs",
"result_entries": {
    "register_status_entry": {
        "entry_text": "Since 5 August 2020 a new edition of the register has been opened and an
official copy dated 25 November 2022 and timed at 10:03:21 showing the entries subsisting then is enclosed. The
result is subject to such entries. If further official search applications are made the 'search from' date to be
quoted must be the date of the official copy."
    },
    "advisory_entries": [
        {
            "entry_text": "Your search has been completed despite the fact that the names of the
registered proprietor(s) given in your application do not agree with those shown on the register. The names in the
```

register are John Smith and Joan Smith. Please ensure that the correct names appear in any instrument lodged for registration and where necessary appropriate evidence to account for the discrepancy accompanies the application.",

```
    "name_mismatch": {  
      "registered_proprietor_names": [  
        "JOHN SMITH",  
        "JOAN SMITH"  
      ]  
    }
```

```
  },  
  {
```

"entry_text": "An official search certificate dated 15 November 2022 and timed at 12:27:21 has been issued to protect an intending CHARGE in favour of SANTANDER PLC affecting the whole of the registered title. The relative priorities conferred by the issue of two or more official search certificates are governed by the provisions of rule 153 of the Land Registration Rules 2003."

```
  },  
  {
```

"entry_text": "The title number referred to in the result comprises a commonhold unit within a commonhold development. The development consists of a common parts title registered under title number PMD099 and individual commonhold unit titles. If you wish to obtain a complete list of the commonhold unit titles, you should apply for a search of the index map in form SIM and quote the common parts title number. Under the current Land Registration Fee Order, a fee may be payable for this service. You can obtain Practice Guide 60 Commonhold from any of our offices or from our Internet site www.gov.uk/land-registry The Practice Guide contains information about commonhold registrations.",

```
    "commonhold_title": {
```

```
        "commonhold_title_number": "PMD099"
      }
    },
  ],
},
"pending_official_searches_of_whole": [
  {
    "certificate_timestamp": "2022-11-15T12:27:21.152924",
    "priority_type": "Charge",
    "applicant": "Santander PLC"
  }
],
"key_number": "12345678"
}
}
```

202 – Manual Processing Required

```
{
  "data": {
    "id": "dfcacc5e-456e-4fd1-88e5-8070e43d6714",
    "acknowledgement_message": "We have accepted your application for an official search with priority. Priority begins now and expires on 24 May 2022.",
    "hmlr_reference": "J111AAA",
    "acknowledgement_code": "BG20001"
  }
}
```

202 – Submission Out of Hours

```
{
  "data": {
    "id": "dfcacc5e-456e-4fd1-88e5-8070e43d6714",
    "expected_response_at": "2022-12-12T08:44:30.244Z",
    "acknowledgement_message": "Service is not currently available. System has queued your request, please poll at specified time",
    "acknowledgement_code": "BG20002"
  }
}
```

422 – Invalid Title

```
{
  "errors": [
    {
      "code": "bg.title.invalid",
      "detail": "Title number is invalid",
      "status": "422",
      "trace_id": "c62e9b3f-e523-4f04-a941-c6cf0d60c080",
      "title": "Invalid title."
    }
  ]
}
```

422 – Caution Title

```
{
  "errors": [
    {
      "code": "bg.title.caution",
      "detail": "Official Search cannot be lodged against a Caution Title",
      "status": "422",
      "trace_id": "c62e9b3f-e523-4f04-a941-c6cf0d60c080",
      "title": "Caution title."
    }
  ]
}
```

422 – Closed Title

```
{
  "errors": [
    {
      "code": "bg.title.closed",
      "detail": "Title number is closed",
      "status": "422",
      "trace_id": "c62e9b3f-e523-4f04-a941-c6cf0d60c080",
      "title": "Closed title."
    }
  ]
}
```


422 – Future Date

```
{
  "errors": [
    {
      "code": "bg.title.futuredate",
      "detail": "Search from date is invalid",
      "status": "422",
      "trace_id": "c62e9b3f-e523-4f04-a941-c6cf0d60c080",
      "title": "Search from date is in the future."
    }
  ]
}
```

422 – Developer Title

```
{
  "errors": [
    {
      "code": "bg.title.developertitle",
      "detail": "This is a developing title. If you intend to take a registrable disposition of part you should apply for an official search with priority of part.",
      "status": "422",
      "trace_id": "c62e9b3f-e523-4f04-a941-c6cf0d60c080",
      "title": "Developer title and not continue."
    }
  ]
}
```

422 – Fee Mismatch

```
{
  "errors": [
    {
      "code": "bg.title.feemismatch",
      "detail": "Fee Amount provided does not match with the fee calculated by Land Registry",
      "status": "422",
      "trace_id": "c62e9b3f-e523-4f04-a941-c6cf0d60c080",
      "title": "Fee mismatch and not continue."
    }
  ]
}
```