



C H A R T E R E D
A C C O U N T A N T S

Are you an overseas entity which owns UK land or property?

You may be required to declare information about your beneficial ownership and/or managing officers.

All overseas entities who own land in England, Wales and Scotland are now required by law to ensure that they are registered in the Register of Overseas Entities held by Companies House.

This includes:

- Any non-UK legal entity with separate legal personality under its foreign law of registration that has owned registered freehold or leasehold title to UK land and/or property since 1 January 1999 in England or Wales, (or since 8 December 2014 in Scotland, or since 1 August 2022 in Northern Ireland).
- Any non-UK legal entity wishing to purchase such UK land in any part of the UK.
- Any non-UK legal entity which has disposed of any such land since 28 February 2022.

Third parties involved in real estate transactions with non-UK legal entities, such as lenders and those with the benefit of security granted over or in connection with UK land will need to take account of the new legislation; as will third parties who buy UK land from non-UK legal entities, and third parties who sell UK land to non-UK legal entities.

Under the new legislation, which came into force on 1 August 2022, these entities will be required to provide Companies House with the following:

- Independently verified information concerning the identity of any of its registrable beneficial owners and information about itself and its officers.
- An annual update to this information.

Once registration is completed, each non-UK legal entity will be given an “overseas entity ID” for registration on the new Register, and the Register will be made public including information on:

- The name of each registrable beneficial owner of the non-UK legal entity; and
- their nationality.

What information needs to be provided?

On its website, Companies House clearly states that those registering need to provide the following information:

For the Overseas Entity:

- Name
- Country where it was formed
- Registered office address and correspondence address
- Email address for correspondence
- Legal form and governing law
- Public register it appears on and its registration number (if it has one)

If the entity has disposed of UK property or land since 28 February 2022, it will also need to provide:

- The deed or title number of the land or property
- The date that the land or property was disposed of
- Details of any additional beneficial owners or managing officers at the time the land or property was disposed of

For Beneficial Owner(s):

You need to provide information on each beneficial owner to Companies House, including:

- Full name
- Date of birth
- Nationality
- Correspondence address and home address
- Date they became a beneficial owner for the overseas entity
- Nature of control

If you aren't sure if you are a beneficial owner, Companies House has provided guidance [here](#).

If dealing with other legal entities or agencies, you also need to inform Companies House if they are on the [UK Sanctions List](#).

If no Beneficial Owners can be identified

If there are no beneficial owners, or you have not identified all your beneficial owners, you'll need to provide information about the overseas entities' managing officers.

Managing officers are an overseas entities' directors, managers or company secretary.

Act now

These new requirements came into force on 1 August 2022 and overseas entities affected must complete the registration process before by 31 January 2023.

Failure to register will result in restrictions on the ability to purchase, sell, transfer, lease or charge property, alongside significant financial and criminal penalties applicable for the entity and its officers.

Need help?

If you require assistance with these new requirements, please [speak to our team today](#).



Kathryn Lynne

Company Secretarial Manager

020 3989 4094

kathrynl@grunberg.co.uk