

Post

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Identify and Confirm Your Property Boundary

The position of the boundary of your property will, in most cases, be clearly defined. The majority of us live in a property where the boundary is easy to identify be it by a post and rail fence, six foot panelled fence or a well established hedgerow. The chances are that you may never have a problem relating to your boundary and will always live in peace and harmony with your neighbour.

Consider the possibility of your boundaries being incorrect at the time of purchase. If the property, which you are buying is already registered your solicitor will acquire a title plan in order to identify the extent of the property and the position of the boundaries. This plan is merely for use to identify the site and the position of the boundary yet it will generally be used as the definitive document in identifying and accepting the boundaries and their relative position. However it is highly unlikely that the agent or the conveyancing solicitor will have checked this plan with a site visit. Strangely enough not all title plans show the boundaries as they exist on the ground.

A client recently asked me to make a site visit to check the boundaries on site as the Land Registry Title plan showed a discrepancy in relation to how the boundaries were positioned on the ground. The position of the boundaries as accepted, and undisputed, by the adjoining owners was somewhat different to the title plan. My eagle eyed client was correct to call me in to make a site inspection and I was able to confirm his suspicions. This avoided a potentially difficult situation arising during the purchase procedure as a brick structure had been erected which straddled the land registry title line between the neighbouring properties.

If you consider that you have a boundary related issue to investigate or need to have plans drawn for the land registry in respect of a property sale or purchase please give me a ring and I will be very happy to discuss your requirements with you.

Andrew R Mason is an Independent Property Valuer with a speciality for Land Registry Plans and Boundary Inspections. This article was first published in Nova News April 2017.