

It is counter-intuitive to suggest that Land Registry's title plans are not the authority on the exact lines of property boundaries.

Unfortunately, intuition is not a reliable method for perceiving the truth.

DO NOT RELY ON A TITLE PLAN IF YOU WANT TO KNOW THE EXACT LINE OF A BOUNDARY.

What is the basis of the above advice?

First, section 60 of the **Land Registration Act 2002** tells us:
60 Boundaries

- (1) *The boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under this section.*
- (2) *A general boundary does not determine the exact line of the boundary.*

In other words, Land Registry is unable to tell you the exact location of the boundary, only its general position.

Second, look at the red text at the foot of both title plans. There you will find:

This title plan shows the general position, not the exact line, of the boundaries.

It may be subject to distortions in scale.

Measurements scaled from the plan may not match measurements between the same points on the ground.

The first sentence of the above quotation alludes to Section 60 of the Land Registration Act 2002.

The second sentence suggests that the title plan may not be true to scale.

The third sentence warns that the Ordnance Survey map on which the title plan is based may be positionally inaccurate or may be selective in detail, either of which may mislead you when you use it in an attempt to ascertain the true position of the boundary. See what the Boundary Problems web site says about the accuracy of Ordnance Survey maps at

<http://boundary-problems.co.uk/boundary-problems/osmaps.html#What%20is%20accuracy?>

Third, on a title plan you may encounter the cautionary imprint:

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

This tells us that the title plan has been produced as a desk exercise without the benefit of a site visit to confirm what was on the ground and in what position it stood. It holds true for more than 99% of title plans regardless of whether or not the imprint is present.

Fourth, the "Land Registry's Title Plans" page of the Boundary Problems web site

<http://boundary-problems.co.uk/boundary-problems/titleplans.html>

is full of cautionary tales about the limitations of title plans.

It is an inescapable fact that Land Registry is not the authority on property boundaries.

Do not rely on a title plan.

If you want to know the exact line of a boundary **SEEK THE ADVICE OF A CHARTERED SURVEYOR WHO IS EXPERIENCED IN BOUNDARY DEMARCATION & DISPUTES.**