



Land Registration Act 2002
Scope of this guide

This guide is aimed primarily at members of the public. It sets out the purpose of title plans and what information Land Registry may be able to provide. It also deals with some common boundary questions and problems.

Title plans and boundaries

Update – This edition of the guide replaces the October 2007 edition. The guide has been amended as a result of a review of our practice on general boundaries.

Contact details

For general enquiries and to request this publication in an alternative format please contact Customer Support at customersupport@landregistry.gsi.gov.uk or telephone 0844 892 1111 from Monday to Friday between 8am and 6pm.

Calls are charged at 3p per minute from BT landlines. Mobile and other networks may vary. Land Registry does not receive any revenue from these calls.

To obtain copies of this and all our other guides, free of charge:
- view/download guides in English and Welsh at www.landregistry.gov.uk
- contact Customer Support

1 Introduction

When Land Registry registers a property, we prepare both a register and a title plan. The register shows the name(s) of the owner(s) and contains other information about the property. The title plan shows the general boundary of the registered land, unless shown as having been determined as an exact boundary pursuant to section 60 of the Land Registration Act 2002.

Land Registry bases its title plans on Ordnance Survey maps because they enable us to draw our plans to a satisfactory standard and to relate individual title plans to one another.

This guide sets out the purpose of title plans and explains what information Land Registry may be able to provide. Many enquiries we deal with are about boundaries and title plans play an important role with regard to these. This guide, therefore, deals with some common boundary questions and problems. More often than not, however, information held by Land Registry may not help in solving boundary problems and we cannot provide

legal advice in relation to boundary disputes or any other matters.

If your property is not registered, you will have to rely primarily on your title deeds to try to establish the position of your legal boundary.

Boundary issues and disputes can be complex and we strongly advise you to seek professional advice, such as from a solicitor.

2 What is shown on a title plan?

A title plan shows:

- the unique title number of the registered property
- the Ordnance Survey map used to prepare the title plan
- the scale to which the plan is drawn. This is usually 1:1250 for urban areas and 1:2500 for rural areas
- the administrative area the property falls in
- the north point
- black lines that represent features such as buildings, walls, fences or hedges
- a red line indicating the general boundary of the registered land, unless shown as having been determined as

- an exact boundary pursuant to section 60 of the Land Registration Act 2002, and sometimes other colours, which will be explained in notes on the title plan or in the register. (The register also describes the land in the registered title and this description sometimes includes additional information on the extent of the property. For example, the register of a flat contains information about the floor on which the flat is situated.)

An example of a title plan is shown in *Appendix A – Example of a title plan*.

3 Can I obtain a copy of a register and/or title plan?

Yes, you can buy a copy of any register or title plan. For further information please see our Public Guide 1 – *A guide to the information we keep and how you can obtain it*. You can view and download the guide free of charge from our website at www.landregistry.gov.uk or it can be obtained from any of our offices. Please see the *Contact details* on the front cover of this guide for more information. If you visit our website you will also find a link to our *Find a property* service, which allows you to buy copies of title plans and registers, provided the land in question is registered.

4 How can I use the information on the title plan?

Title plans are carefully prepared using the latest Ordnance Survey map available when the land was registered. However, you cannot establish the precise position of the boundary of a property by scaling from the title plan. This is because title plans show only the 'general' position of boundaries, unless they are shown as having been determined as exact boundaries pursuant to section 60 of the Land Registration Act 2002. Therefore, the title plan will not show you if your boundary:

- runs somewhere within a feature on the title plan
- runs along one particular side of a feature
- includes all or any part of a road or stream alongside a feature.

Also, the scale to which the title plan is drawn limits the information shown. A black line on the title plan may correspond to a wide hedge or a narrow fence. It may also represent one feature – such as a fence – or more than one – such as a fence and a hedge that are close together on the ground. A feature may be shown as a straight line on the title plan but may not be straight on the ground.

Ordnance Survey publishes details of the accuracy to which their maps are drawn. Although we draw title plans to scale they are only a representation of what is on the ground. Because of this and the difficulty of establishing a point to start measuring from, measurements taken by scaling between features shown on the title plan may not agree with the actual distance measured between those same features on the ground. This may be the case if, for example, the property was on the side of a hill.

You also need to be aware that although Ordnance Survey regularly updates its maps, features may change between updates. For example, a building may be demolished or new extensions or fences erected, so a title plan may not show all the features as they now appear on the ground. Small buildings such as domestic sheds and greenhouses are not shown on Ordnance Survey maps.

Please visit Ordnance Survey's website at www.ordnancesurvey.gov.uk for more information.

5 Can I rely on any measurements shown on my title plan?

Some title plans show measurements that were taken from the deeds, usually at the time the land was registered. Title plans will only show measurements if these were shown on plans contained in the title deeds. Although these may give some indication of the position of the boundary, they do not add any greater precision to the title plan as the title plan still only shows the general position of boundaries. Furthermore, the exact point or feature from which measurements were made may disappear or changed, making any dimensions shown unreliable.

6 Can a register tell me anything about boundaries?

A register may contain information about who owns the boundaries or who is responsible for their maintenance. However, this information will only be available if the deeds sent to Land Registry at the time of registration mention this; most do not.

Even when the individual register refers to walls, fences, hedges and other boundary features, these may have changed. For example, new boundary features might have been built and the neighbours at that time might have agreed who was responsible for them. Regardless of any information in an individual register, it is best to agree with your neighbour who owns a fence, hedge or other feature before doing anything to it.

The neighbours' register and title plan, if the property is registered, may provide information you are looking for.

Plans in deeds and documents that would have been sent to Land Registry when the property was first registered may also provide information that may help. However, these plans will usually have been considered when the property was first registered and we do not normally keep all deeds and documents once registration has been completed.

7 Why are the exact boundaries not shown?

Every property, whether or not it is registered, has exact legal boundaries. These are lines separating the land owned by one person from that owned by a neighbour. Deeds rarely identify these legal boundaries precisely and often the owners do not know where they are. Trying to establish the exact position of the boundaries at the time of registration could involve a great deal of expense and may cause a dispute that would otherwise not have happened. For these reasons the great majority of land in England and Wales is registered with general boundaries only.

8 Can my boundaries be fixed more precisely?

This can be done by a procedure known as 'determining the

boundary'. To do this you must produce a very precise plan showing where the exact line of the boundary is. The plan will need to be sent to Land Registry with a completed application form (form DB) together with the appropriate fee, which is set out in the latest Land Registry Fee Order. The easiest way to find out the fee payable for determining a boundary is to use our online calculator, which can be found under *Fees* on our website. You can also download form DB from our website. You can find this under the *Forms & publications* link on the home page.

To successfully determine the exact line of a boundary, you will need to make sure that the exact line of the boundary sought is consistent with the title deeds and, preferably, agree its position with your neighbour. You will also need to use a qualified surveyor to draw up a plan that meets Land Registry's requirements.

If you apply to us to have the exact line of your boundary determined without the written agreement of your neighbour, and we think you have a case, we have to write to your neighbour to give them notice of the application and give them an opportunity to object. If your neighbour objects, we would strongly recommend that you try to agree the matter between yourselves.

9 My neighbour and I cannot agree on exactly where our boundary should be – can Land Registry decide it for us?

No, Land Registry can only go as far as showing the general position of boundaries. If you and your neighbour need more precise details, and you cannot agree between yourselves, and you still want to go ahead with determining the boundary, the dispute will need to be decided by the Adjudicator to Land Registry or a court judge. You would need to ask a solicitor or other legal adviser for advice about court proceedings and what options are available to you. Court proceedings may take a long time and are likely to be expensive. It is always better to reach an agreement with your neighbour if possible. For more information about the Adjudicator please see

Land Registry Practice Guide 37 – *Objections and disputes – A guide to Land Registry practice and procedures* available from the *Forms & publications* link on the home page of our website. Land Registry practice guides are aimed primarily at the legal profession rather than members of the public. Please note the Adjudicator can normally only deal with a dispute arising from a Land Registry application.

10 I have reached an agreement with my neighbour about where our boundary should be – what should we do?

It is best to record the agreement formally. You can do this by either applying for the precise boundary to be determined or by setting your agreement down in a formal document. As with other documents that have a legal effect, you should think about getting a solicitor or other legal adviser to draw the agreement up for you.

11 What if I think there is a mistake on my title plan?

If you think your title plan is wrong in some way, please tell us and we will look into the matter. If we do not agree that something is wrong we will tell you why. If we agree that there is a mistake, we will explain how it happened and try to put it right. Mistakes may not always be our fault, but we are responsible for making sure that our title plans are accurate.

12 Questions and comments

If you have a question that is not covered in this guide please visit our website at www.landregistry.gov.uk to see the full range of Land Registry leaflets or visit our *FAQs (frequently asked questions)* section. If these do not answer your question then please contact your local Land Registry office. See the *Contact details* panel on the front cover of this guide. If your enquiry is complex please contact us in writing.

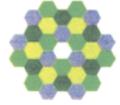
If you have any comments or suggestions about our guides please send them to:

Registration Change Group
Land Registry
Lincoln's Inn Fields
London WC2A 3PH
(DX1098 London/Chancery Lane)

Appendix A Example of a title plan

Land Registry
Official copy of
title plan

Title number **CS72510**
Ordnance Survey map reference **ST1680NE**
Scale **1:1250**
Administrative area **Cornshire: Maradon**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy issued on 23 July 2007 shows the state of this title plan on 23 July 2007 at 12:31:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
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 this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 – Title plans and boundaries.
This title is dealt with by Land Registry, Maradon Office.

Land Registry advisory policy

We offer advice to our customers through our publications and enquiry services and through the day-to-day handling of applications.

We provide factual information including official copies of registers, title plans and documents, searches and details of our forms and fees.

We provide procedural advice to explain how the land registration system works and how to make applications correctly. This includes:

- advice in advance of an application, where this is requested
- where an application is defective, advice as to the nature of the problem and what options, if any, are available to put it right
- an approval service for estate layout plans and certain other land registration documents.

There are limits to the advice that we will provide. We will not provide legal advice.

This means that:

- we will not approve the evidence to be produced in support of a registration application before we receive the application
- apart from procedural advice, we will not advise on what action to take
- we will not recommend a professional adviser but can explain how to find one.

We provide advice only about real cases, not about theoretical circumstances. We will not express a view on questions where the law is complex or unclear except where the question arises on a live registration application.

In providing this factual information and procedural advice we will:

- be impartial
- recognise that others may be affected by what we say
- avoid any conflict of interest.

Information in this guide

The information in this publication is for the purpose of providing general guidance about Land Registry's procedures and policies.

It is intended only as a guide and does not cover every situation that may arise. It also does not limit Land Registry's ability to use its discretion when appropriate to do so, within the land registration legislation.

Peter Collis
Chief Land Registrar

© Crown copyright 2009 Land Registry
Not to be reproduced without permission from
The Forms Unit, Land Registry (under the delegated
authority from the Controller of HMSO), Lincoln's Inn
Fields, London WC2A 3PH

Designed and produced by:
Land Registry, Head Office Corporate Publishing,
Lincoln's Inn Fields, London WC2A 3PH