

What does HM Land Registry say about boundaries.

Property boundaries
You cannot treat the red edging on a title plan as identifying the exact position of a legal boundary or showing who owns a boundary feature. Even though plans are drawn to scale, you should not rely on a measurement scaled up from a title plan and related to the physical features on-site to locate the position of a legal boundary.

The law relating to boundaries is complicated, so if you need to establish the legal boundaries of your property, or if there is a disagreement with a neighbour about them, you may wish to consult a legal adviser. If neighbours agree on the precise position of the legal boundary between their properties, that agreement can be recorded in the register for each neighbours property.

Also see;
https://www.gov.uk/government/publications/joint-statement-ordnance-survey-and-land-registry/joint-statement-ordnance-survey-and-land-registry

Blue = Adjoining land in applicants ownership.
Red = Site relating to this application.

0 50 100 m
Scale 1:1250

Location Plan.
A 1 Scale: 1 mm:1250 mm

Orchard Farm, Dowsdale Bank,
Shepeau Stow, Spalding, Lincs

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0 20 40 m
Scale 1:500

Existing Block Plan.
B 1 Scale: 1mm:500mm



Proposed Block Plan.
C 1 Scale: 1mm:500mm



Proposed Block Plan.
D 1 Scale: 1mm:100mm

Red = Site relating to this application.

0 2 4 m
Scale 1:100

Elevations are shown as faceing the direction labeled. NOT from the direction of the viewing eye. Third angle projection.

Do not scale from this drawing (generally due to copying or scaling on incorrect paper sizes). All dimensions shown are indicative only and are subject to confirmation by contractors on-site

Client.	
Mr P Sanderson	
Project Address.	
Orchard Farm, Dowsdale Bank, Shepeau Stow, Spalding, Lincs	
Project.	**Paper Size.**
New dwelling and garage cart barn.	A1
File Name.	
3a Planning Drawings A1	
Date Published.	**Modified.**
June 12, 2024	12 June 2024
Approval Stage	**Drawing Status**
Planning Pending Bldg Cntrl Pending Client Apprvd Ext Con N/A	Planning ONLY
Project Number. Version	**Drawing Sheet.**
24/ 112 24 06 12 01	1/06

Hilltop

Structural engineers drawings and specifications take precedence

Elevations are shown as faceing the direction labeled. NOT from the direction of the viewing eye. Third angle projection.