



A clear, impartial guide to

Boundary disputes



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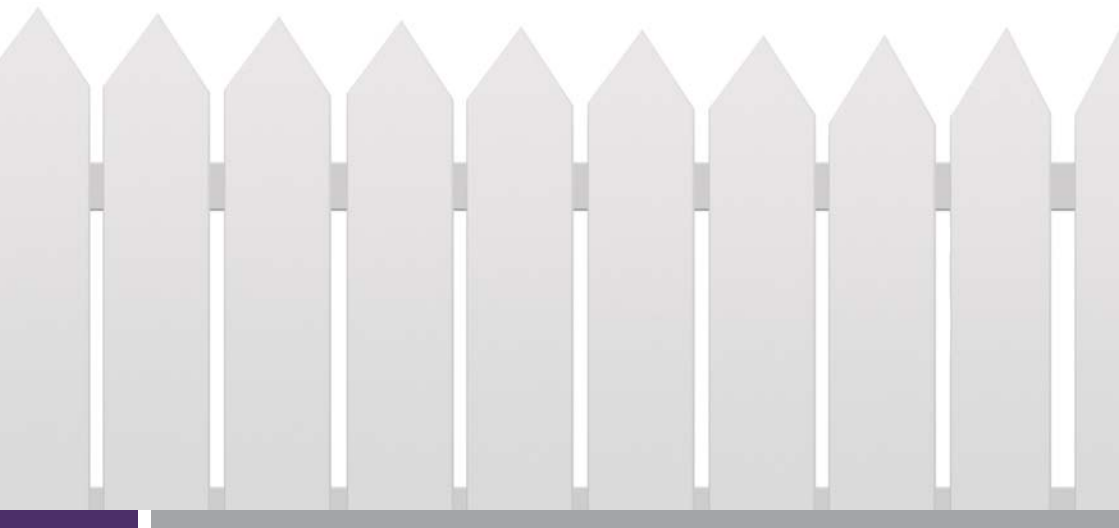
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Moving in

When you move into your house, establishing the exact position of your boundaries is not high on your list of priorities. During the conveyancing process your solicitor should identify any boundary problems but there are three simple steps you can take to avoid any problems.

Ask your solicitor for an Official Copy of the Land Registry title plan.

This shows the general boundaries of your property. It is based on large scale Ordnance Survey mapping so it will be generalised to some degree and does not show the exact legal extent of your property. For instance it may not show small juts in the boundary or bay windows.

Compare this plan to your property. If you can do this before exchange of contracts you can ask the seller to clarify any differences.

Talk to your new neighbours at an early stage to identify the position of, and responsibility for maintaining, the boundaries.

Living with your boundaries

Most properties have defined boundaries. They might be fences, walls, hedges, edging stones, sides of buildings or even roads and rivers.

It is really important to maintain these boundaries and ensure they don't fall into disrepair. If some or all of your boundaries are not clearly defined it is important to ensure that you and your neighbour understand and agree where the boundary is. It may well save problems in the future if you take steps to erect an appropriate boundary feature.

You should discuss it with your neighbour before starting any work.

Never erect a boundary without your neighbours' knowledge or while they are away.

Changes to your boundaries

Boundary structures deteriorate at some point. Many boundary disputes start as a result of one homeowner replacing a boundary structure without consulting their neighbour.

This is particularly common where a hedge is replaced with a fence. Always remember that a hedge is a general boundary and the only way to decide where a replacement fence should be positioned is by agreement between the neighbouring homeowners.

Never make any changes to your boundary structures without talking to your neighbour.

Many boundary disputes arise from a homeowner trying to build right up to a boundary. Consult your neighbour before you apply for Planning Permission. Even if they cannot agree to your proposals do try to ensure that you both agree where the boundary is and ensure that your works stay on your own land. The planning authority will not concern itself as to whether you own the land – that is your responsibility.



Dealing with disputes

What happens if a boundary disagreement arises?

A minor disagreement can quickly become a full-scale dispute involving solicitors' letters and threats of court action. Ultimately, the cost of protecting your right to land in court could be prohibitive so it pays to think hard before rushing into legal action.

The key to resolving a dispute speedily and successfully is to seek expert advice as soon as possible. In the first instance, this advice can be from either a chartered land surveyor or a chartered surveyor specialising in boundary disputes. Before you ask an expert to work on your behalf, check the following:

- do they specialise in boundary work?
- do they have experience of mapping and land surveys?
- are they skilled at interpreting aerial photographs?
- are they familiar with the latest civil procedure rules and experienced in preparing reports for court?
- do they have experience as an expert witness in court and, if so, how many court appearances have they made in the last year?

A chartered land surveyor will not only survey the land, check deeds and the plans attached to them, but will refer to historical documents and aerial photographs. The red line on the Land

Registry title plan only shows the general boundary and does not define the exact legal boundary. A boundary can change over time for many reasons. These changes are rarely recorded and can lead to disputes.

If you can settle the matter before going to court, or if the court defines a boundary line and writes an order, the chartered land surveyor will mark out your boundary line. They may supervise any fencing or building contractors to make sure there are no further arguments. Ensure they prepare a new plan, to the required specification, showing the agreed boundary line for submission to the Land Registry as a Boundary Agreement.

Call the RICS Boundary dispute helpline on **02476 868 555**. The helpline will put you in touch with an experienced local RICS member who will provide you with up to 30 minutes of free advice.

RICS Neighbour Dispute Service

t: **020 7334 3806**
f: **020 7334 3802**
e: **drs@rics.org**

The RICS Dispute Resolution Service (DRS) provides access to a specialist panel of expert RICS members with experience of resolving neighbourly boundary disputes. This can involve expert determination of the boundary and mediation of a dispute. Therefore, you do have an alternative to formal litigation if any doubt or uncertainty exists between parties on the correct boundary line.



Free RICS guides

RICS has a range of free guides available for the property issues listed here.

Development issues

Compulsory purchase
Home extensions

Home hazards

Dilapidations
Flooding
Japanese knotweed
Subsidence

Neighbour issues

Boundary disputes
Party walls
Right to light

Residential

Buying a home
Buying and selling art and antiques at auction
Home surveys
Letting a property
Property auctions
Renting a property
Selling a home

Further information

We hope this guide is useful to you. If you'd like to know more about boundary disputes, or how RICS can help, please contact us.

Visit our website

[rics.org/consumerguides](https://www.rics.org/consumerguides)

alternatively email

contactrics@rics.org or call the RICS Contact Centre **02476 868 555**

Consumer helplines

RICS offers telephone helplines giving you 30 minutes of free advice on:

- Boundary disputes
- Party walls
- Compulsory purchase.

Just call **02476 868 555** and you will be put in touch with an RICS member local to you, willing to provide a free 30 minute initial consultation. Lines are open

0830 –1730 [GMT], Monday to Friday.

Find a Surveyor

Contact us if you want to find independent, impartial advice from a qualified professional with good local knowledge.

Look out for firms that are 'Regulated by RICS'. Estate agents and surveying firms that are regulated by RICS are easy to spot as they use 'Regulated by RICS' on their stationery and promotional material.

To find an RICS firm in your area visit

www.ricsfirms.com

alternatively email

contactrics@rics.org or call the RICS Contact Centre **02476 868 555**



FOR PROPERTY SOLUTIONS

T: 01628 771221
E: enquiries@kemptoncarr.co.uk
W: kemptoncarr.co.uk

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Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve.

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

United Kingdom RICS HQ

t +44 [0]24 7686 8555
f +44 [0]20 7334 3811
contactrics@rics.org

Media enquiries
pressoffice@rics.org

Ireland

t +353 1 644 5500
f +353 1 661 1797
ricsireland@rics.org

Europe

[excluding UK and Ireland]
t +32 2 733 10 19
f +32 2 742 97 48
ricseurope@rics.org

Middle East

t +971 4 446 2808
f +971 4 427 2498
ricsmenea@rics.org

Africa

t +27 11 467 2857
f +27 86 514 0655
ricsafrica@rics.org

Americas

t +1 212 847 7400
f +1 212 847 7401
ricsamericas@rics.org

South America

t +55 11 2925 0068
ricsbrasil@rics.org

Oceania

t +61 2 9216 2333
f +61 2 9232 5591
info@rics.org

North Asia

t +852 2537 7117
f +852 2537 2756
ricsasia@rics.org

ASEAN

t +65 6635 4242
f +65 6635 4244
ricssingapore@rics.org

Japan

t +81 3 5532 8813
f +81 3 5532 8814
ricsjapan@rics.org

South Asia

t +91 124 459 5400
f +91 124 459 5402
ricsindia@rics.org