



**LATITUDE SURVEYS** | Chartered Land Surveyors

## WHAT DO WE DO?

With expertise in mapping and measurement, a land surveyor's work in a dispute involves accurate measurement of the area of dispute, assessment of available documentation and interpretation of how the documented boundary relates to existing features.

With a growing workload in this field, we deliver reports compatible with Civil Procedure Rules part 35 (CPR35), detailing the documentation that we have reviewed, our method of work and the conclusions that we have made from the information available.

As a firm of Chartered Land Surveyors, we adhere to the Royal Institution of Chartered Surveyors codes of conduct, in that RICS member firms must act with integrity and comply with their professional obligations and provide a good quality, impartial and diligent service to clients.



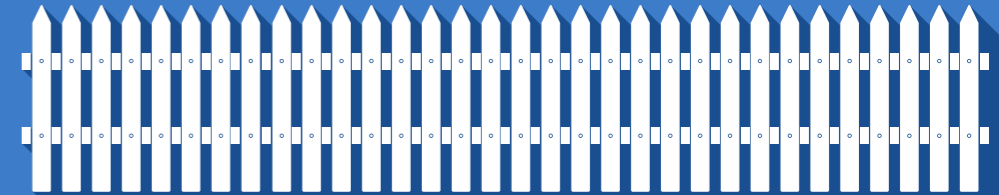
## FIND OUT HOW LATITUDE SURVEYS CAN HELP YOU...

**HULL & HUMBER OFFICE**  
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E: info@latitudesurveys.co.uk

**Head Office:** Unit 3, The Old Foundry,  
Cowgate, Welton, HU15 1NB

**NORTH EAST OFFICE**  
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## THE EXPERTS IN SURVEYING SOLUTIONS



## BOUNDARY DISPUTES

# BOUNDARY DISPUTES

We understand that entering into a boundary dispute can be a stressful and worrying time for clients, but we at Latitude Surveys Limited offer advice on boundary problems and provide a professional and confidential boundary demarcation service including boundary investigation and the provision of accurate plans and Expert Witness Court Reports which can be used by solicitors if client's cases do revert to court.

The company is a regulated member of RICS (The Royal Institution of Chartered Surveyors), and this is usually a requirement of the courts to show competence in boundary issues.

## Services Offered

- Private and Commercial Boundary Dispute Surveys and Advice
- Property Boundary Measured Plans
- Court Compliant CPR35 Expert Witness reports
- Boundary Agreements
- Land Registry Compliant (Practice Guide 40) Determined Boundary Surveys and Plans
- Land Registry Compliant (Practice Guide 40) Land Transfer Surveys and Plans
- Expert Witness Services

## Private & Commercial Boundary Dispute Surveys and Advice

We offer a professional and impartial boundary dispute service which is regulated by the RICS (Royal Institution of Chartered Surveyors) and our staff are professional qualified Chartered Land Surveyors.

We can offer advice on all aspects of boundary issues including Expert Witness, Boundary Agreements, CPR35 Reports, Determined Boundaries and Land Registry Compliant Plans.

## Property Boundary Measured Plans

We undertake accurate measured surveys of the boundaries of the property to ascertain if the current boundary configuration relates to either the Land Registry held Title Plans or the property Originating Conveyance documents.

This is then followed up with an advisory report to briefly discuss our findings and offer our professional opinion.

## Court Compliant CPR35 Expert Witness Report

The CPR35 Report is an in depth and detailed report, similar to our advisory report, but is addressed to the court in which the boundary dispute is likely to be heard.

The CPR35 report must follow specific guidelines and contain specific detail and contain a professional opinion and declaration of the expert witness.

## Boundary Agreements

We can prepare plans which can be used in boundary agreements, for instance where maintenance of a boundary feature is being negotiated, or where the position of a boundary may be different from that shown on Land Registry documents and the clients are in agreement.

## Land Registry Compliant Determined Boundary Plans

Using Land Registry Practice Guide 40, we can undertake Determined Boundary Surveys and prepare suitable plans for Determined Boundaries.

In this instance, the Determined Boundary Plan provides National Grid surveyed co-ordinates for each point on the boundary, accompanied by a description of each boundary point.

## Land Registry Compliant Land Transfer Plans

We can prepare plans which are Land Registry compliant and suitable for property land transfers and Separation of Title.

## Expert Witness

We can provide independent, impartial expert opinion for court, arbitration or tribunal on all aspects of land surveying and boundary issues.

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