PROPERTY CHAMBER
FIRST-TIER TRIBUNAL
LAND REGISTRATION DIVISION

IN THE MATTER OF A REFERENCE FROM HM LAND REGISTRY

LAND REGISTRATION ACT 2002

REF No 2015/027

BETWEEN

JOHN BRIAN HANCOCK

Applicant

and

(1) ALAN MASON
(2) PATRICIA HICKLEY
(3) JOHN WICKHAM
(4) JUNE WICKHAM
(5) BRIAN FOXLEY
(6) RITA FOXLEY
(7) ROWLEY NURSE

Respondents

Property Address: Land at Amberwood, Heathfield Close, High Kelling, Holt
Title number: NK441310

The Chief Land Registrar is ordered:

(i) to cancel the application by the Respondents dated 10 February 2015

(ii) to alter the general boundaries of title number NK441310 to show only that part referred to in the Decision dated 28 April 2017 as' the Parking Area' (and for identification only shown on the photograph attached hereto) as comprised within the said title.

BY ORDER OF THE TRIBUNAL

Ann McAllister

PROPERTY CHAMBER LAND REGISTRATION

Dated this 28th day of April 2016

PROPERTY CHAMBER
FIRST-TIER TRIBUNAL
LAND REGISTRATION DIVISION

IN THE MATTER OF A REFERENCE FROM HM LAND REGISTRY

LAND REGISTRATION ACT 2002

REF No 2015/0937

BETWEEN

JOHN BRIAN HANCOCK

Applicant

and

(1) ALAN MASON
(2) PATRICIA HICKLEY
(3) JOHN WICKHAM
(4) JUNE WICKHAM
(5) BRIAN FOXLEY
(6) RITA FOXLEY
(7) ROWLEY NURSE

Respondents

Property Address: Land at Amberwood, Heathfield Close, High Kelling, Holt
Title number: NK441310

Before: Judge McAllister
Sitting at Norwich Magistrates' Court and Family Court Hearing Centre
7 March 2017

Representation: all the parties appeared in person.

DECISION

Introduction

1. The Applicant, Mr Hancock, is the owner of, and lives at Amberwood, Heathfield Close, High Kelling ('Amberwood'). On 29 September 2014 Mr Hancock was registered with possessory title as the owner of land opposite Amberwood ('the Land'). The Statement of Truth in support of his application states that the Land has been in adversely possessed for

37 years. The acts relied on were: parking cars; growing vegetables; fencing with single wire since 1977 and since 2011 with a strock proof fence. As I explain below, the Land in effect comprises three distinct parts, and the Statement of Truth does not clearly differentiate between these parts. The Land Registry sent a surveyor to the Land in early October 2014, but a copy of the report is not available.

2. By an application dated 3 February 2015 the Respondents (who are all residents of Heathfield Close and whom I shall call collectively 'the Neighbours') applied to close the title to the Land on the grounds that Mr Hancock had not acquired title by adverse possession. The Land was used by them and others in part as a path ('the Path') between Heathfield Close and Avenue Road, and in any event they alleged that no part of the Land was occupied exclusively by Mr Hancock or his family. The Neighbours, nor any of them, claim to have title to the Land, nor do they claim to have acquired adverse possession of it. Various unsuccessful enquiries have been made to locate the paper title owner. It is their case that each of the residents maintains the area of land opposite their property (on the south side of the Close) as a footpath. As I say, the Neighbours also claim an interest in the Land (or part of it) in that they assert that they have a right of way over the Path, and, as one Neighbour put it, 'rights of amenity' over the Land generally (a right, in short, to walk over the grass verge along the Close).

3. Attached to this decision is a copy of the title plan to the Land. It will be seen that the Heathfield Close is a cul de sac, leading, at the northern end, to Heathfield Road. Heathfield Close is an unadopted road, as are, it seems, 5 other roads in High Kelling. I will refer to the road as the Close. There are 6 properties whose houses front onto the Close. It will be send from the plan that the Close turns almost at a right angle, so that Amberwood abuts the Close to the east and south. The Path leads from Avenue Road to the Close and from there along the southern side of the Close. Part of the Land, as I have said, is on the Path.

4. I had the benefit of a site view on 6 March 2017. Having seen the Land, and heard the evidence, the Land can, for the purposes of this decision, be divided into three distinct parts. The first part is no more than a thin strip running along the western boundary of No 18 Avenue Road. This property was owned by a Mr Palliser who died in 2012. The second part, in effect, is the corner area south of this part. The third part is a strip south of

and further to the west of the corner area. I will refer to the northern part as 'the Boundary Strip', the second part as 'the Parking Area' and the third part as the 'Western Strip' (which includes part of the Path to the south of the Parking Area).

5. For the reasons set out below I have concluded that Mr Hancock's possessory title is limited only to the Parking Area.

Adverse Possession: the law

8. The task before me is to apply the well known principles of the law of adverse possession to the facts as found by the Tribunal. The starting point is the leading case of *J.A.Pye (Oxford) Ltd v Graham* [2002] UKHL 30, in particular the following passages from the speech of Lord Browne-Wilkinson:

> "Possession
>
> 40. In Powell's case Slade J said, at 38 P & CR 452, 470:
>
> *"(1) In the absence of evidence to the contrary, the owner of land with the paper title is deemed to be in possession of the land as being the person with the prime facie right to possession. The law will thus, without reluctance, ascribe possession either to the paper owner or to persons who can establish a title as claiming through the paper owner.*
> *(2) If the law is to attribute possession of land to a person who can establish no paper title to possession, he must be shown to have both factual possession and the requisite intention to possess ("animus possidendi")."*
>
> Counsel for both parties criticised this definition as being unhelpful since it used the word being defined— possession— in the definition itself. This is true: but Slade J was only adopting a definition used by Roman law and by all judges and writers in the past. To be pedantic the problem could be avoided by saying there are two elements necessary for legal possession:
>
> 1. a sufficient degree of physical custody and control ("factual possession");
> 2. an intention to exercise such custody and control on one's own behalf and for one's own benefit ("intention to possess"). .....
>
> Factual possession
>
> 41. In Powell Slade J, at pp 470-471, said this:
>
> *"(3) Factual possession signifies an appropriate degree of physical control. It must be a single and [exclusive] possession, though there can be a single possession exercised by or on behalf of several persons jointly. Thus an owner of land and a person intruding on that land without his consent cannot both be in possession of the land at the same time. The question what acts constitute a sufficient degree of exclusive physical control must depend on the circumstances, in particular the nature of the land and the manner in which land of that nature is commonly used or enjoyed. .... Everything must depend on the particular circumstances, but broadly, I think what must be shown as constituting factual possession is that the alleged possessor has been dealing with the land in question as an occupying owner might have been expected to deal with it and that no-one else has done so."*

I agree with this statement of the law which is all that is necessary in the present case."

9. To acquire land by adverse possession, therefore, it is necessary to show both factual possession (in the sense of single and exclusive possession) and an intention to possess. This means, in effect, an actual, subjective intention to possess and a manifestation of that intention by making it clear to the world at large that this is the squatter's intention. The intention is to exclude the world at large, (including the paper owner) so far as reasonably practicable. (*Batt v Adams* (2001) 82 P&CR32, *Chambers v Havering* [2011] EWCA Civ 1576).

10. However, trivial acts of possession are not usually sufficient to support adverse possession (*Tecbild v Chamberlain* (1969) 20 P&CR 633) and even cultivation of land, in the absence of a clear boundary for the requisite period of 12 years, will not be enough (see, for instance, *Ellett-Brown v Tallishire Ltd (unreported)* followed in *Hawkes v Howe* [2002] EWCA Civ 1136.) Cases, are, of course fact specific, and the authorities simply illustrate the core principles set out above. In general though, going onto land, clearing it, and keeping it tidy (even with some attempt at cultivation) will not of itself be sufficient to give rise to a claim for adverse possession.

11. Parking in a confined space can amount to an act of possession, if it shows an intention to control the space. Parking does not need to be continuous, but it must be such that it is clear that a defined area is being used on a regular basis.

Background and evidence

12. Amberwood was built in 1966. On 29 December 1966 the property was conveyed by Clifford William Forster to Harold Edward Wheeler. On 1 April 1977 Patricia Tennant conveyed Amberwood to Ernest George Hancock and Winifred Alice Hancock (Mr Hancock's parents). On 2 April 1986 Ernest George Hancock conveyed the property to Mr Hancock and Sheila Rose Hancock. Mr Hancock's mother had died.

13. The parcels clause in the 1986 conveyance (and the parcels clause in the 1977 conveyance) described the property as '*ALL THAT piece or parcel of land situate at High Kelling in the County of Norfolk having a frontage of 42 feet or thereabouts to a new road called 'Heathfield Close' leading to Avenue Road High Kelling aforesaid a depth therefrom of One hundred and twenty feet or thereabouts and width in the rear of Seventy feet or thereabouts All which said piece or parcel of land is for the purpose of identification only delineated upon the plan annexed to a Conveyance dated the Twenty Ninth day of December One thousand nine hundred and sixty six... TOGETHER WITH the bungalow and garage recently erected thereon or on some part or parts thereof and known as 'Amberwood'.... AND TOGETHER ALSO with the part of the new road to the South or South East and South or South West of the said piece or parcel of land hereby conveyed so far as co-extensive with such piece or parcel of land and which said part is for the purpose of identification only delineated upon the said plan and thereon coloured yellow....'*

14. The land coloured yellow on the plan to the 1966 Conveyance is that part of Heathfield Close which is co-extensive with the boundary of Amberwood. As I understand it, all the properties along the Close own that part of the Close which abuts their land. The Neighbours, however, maintain that none own the grass verge on south side of the Close. The verge is used, it is said, as a safe walkway for pedestrians to avoid traffic on what is, in effect, a single track road.

15. Amberwood is unregistered. It seems that Mr Hancock's application for title by adverse possession initially included all or part of 'the lane' (the land coloured yellow in the conveyances referred to above) but by letter dated 8 October 2014 Land Registry informed him that this area was already included within the 1986 Conveyance, and therefore the 'lane' would be included in his title on registration of Amberwood.

16. A Mrs Thomas, the owner of a property known as 'Oaklands' (which property is marked on the plan attached hereto, and is to the west of No 14b Heathfield Close, itself opposite Amberwood) has the benefit of an express right of way over that part of the Western Strip which forms part of the Path and over the remainder of the Path to Avenue Road. The express right of way was granted by a conveyance dated 13 January 1947. It is a right exercisable at all times and for all purposes with or without vehicles over a strip 12ft

wide. In 2013 Mrs Thomas' solicitors wrote to Mr Hancock requesting that the obstructions which prevented her using her right of way be removed. This was done in 2015. I will come back to the nature of these, and other, obstructions below.

17. Mr Hancock believes that the right of way was first formed to allow the director of a funeral parlour (which is still in Avenue Road) to transport coffins in a hand cart along the Path to Avenue Road. The director (Lloyd Durham) was part of the Durham family, some of whom were parties to the 1947 conveyance. The Durham's property was very large, and has subsequently been subdivided into three properties. Lloyd Durham died some 40 years ago.

18. Mr Hancock's evidence was focussed, in the main, on the Parking Area and the Western Strip. There was very little evidence about the Boundary Strip. This may be because of a possible confusion in his mind as to the width of that part of the Close which forms part of Amberwood (the yellow land). His evidence, on this point, amounted to saying that he maintained the hedge opposite Amberwood, where it abuts with no 18 Avenue Road (until recently owned by a Mr Palliser), and that some trees were cut down, as I understand it, with the consent of Mr Palliser. I have no hesitation in concluding, at the outset, that the evidence of adverse possession of the Boundary Strip is insufficient for me to conclude that the registration of this part of the Land was anything other than a mistake. Mr Hancock is not, in my judgment, in possession of the Boundary Strip. There is nothing on the ground to indicate that this part of the Land is in his possession. Mr Hancock stated that he also widened the Close making it safer for pedestrians. To the extent that this widening involves the Boundary Strip, it again seems to me clear that this cannot found a claim for adverse possession. To the extent that the Boundary Strip forms part of the grass verge along the side of the Close, this is used by pedestrians.

19. As to the Parking area and the Western Strip, his evidence was that he had been told by his father that this land formed part of Amberwood. He was 44 years old when his father purchased Amberwood. Mr Hancock created the Parking Area for his Volvo estate, by laying bricks and gravel. The Close itself is not wide enough, at that point, to allow parking. It is possible to turn at the end of the Close, by the electricity sub-station, but the residents at the end of the Close made this difficult. Larger vehicles need to reverse. At the time of the purchase of Amberwood by his parents, Mr Hancock lived in Tunbridge

Wells and visited Amberwood on a regular basis. After his mother's death, his father continued to live in Amberwood, in an annex, and he then parked in the parking area. No-one else parked there (other than his son, who left a Mercedes there for some time) and no-one turned there. The Parking Area was kept clear and accessible.

20. I also heard evidence from Mr Hancock's son, Jonathan. He lives 5 miles away, but has been going to Amberwood since 1977, when he was 15. He confirmed that the Parking Area had been created by his father with bricks and shingle and that his grandfather had parked an Austin Allegro and then a Peugeot on this land. He parked his Mercedes, and a truck, in this area. The area is large enough to park two cars. He too stated that no-one else had ever used this land.

21. The Neighbours' case is that the parking began very much more recently, in or about 2011/2012. Prior to that the Parking Area was used as a 'pull-in' to allow safe passing on the blind bend. The postman, it is said, turned on this land. As it is now, the Parking Area is roped off from the bend and bounded on the south side by trees, separating this area from the Western Strip. I have attached a photograph to the order I am making so as to allow a better identification of the area.

22. The Western Strip was cleared and, according to Mr Hancock, maintained in various ways. When he purchased Amberwood in 1986 this area was an impenetrable mass of scrub, nettles and brambles which he cleared. He planted a row of Portuguese laurel shrubs 12 feet from the fencing on the south side of the Path, which now form the southern boundary of the Parking Area. He planted roses, shrubs and vegetables, and spent a great deal of time clearing the Western Strip from nettles and other growth. Two trees were cut down in 2004 with the permission of North Norfolk District Council. I have seen an email from the Council confirming this. An issue was raised at trial arising from details provided by the Council regarding applications made regarding trees at Amberwood between 1 November 2003 and 1 December 2014, and it appears that an application was made in August 2010 to fell a sycamore. This application states that the tree is on land belonging to Amberwood. There is undoubtedly some confusion over this, but in my judgment nothing, in the event, turns on the when or which trees were cut down by Mr Hancock.

23. The fencing around this area, and the sleepers, were erected and placed very much more recently, in or about 2006/2007. The evidence of the Neighbours is that the placing of sleepers along the Close, and the fencing began in 2011 and not before. They say that prior to that date the Western Strip closest to Heathfield Close was covered in trees and shrubs, and was never used for cultivation, but that it was always possible to use the Path. Mr Hancock stated that he knew that there was a right of way over the Path in favour of two properties, and therefore kept this area clear. It was not, however, a public path. He claims that he allowed his neighbour, Mr Green of Fir Cottage, to walk along the Path to Avenue Road.

24. There is a significant dispute of fact as to whether it was possible (or at least easy) to walk down the Path towards Avenue Road from 1995 to 2015. Mr Hancock's evidence is that, following the death of Mr Durham, the Path was no longer used and became overgrown and impassible. Mr Brian Thaxted, who owned the property on the south side of the Path closest to the Land (14a Wood View) erected, on Mr Hancock's evidence, a 6ft metal security fence across the eastern end of the Land. To the west of this fence, he extended his own garden so that it all but covered the Path. This was done with the consent of Mr Pallister, whose southern boundary runs along the north side of the Path. The metal fence was replaced with a close boarded wooden fence. It is clear from the photographs and the evidence that there was a gap (9'' or a foot at most) allowing access to the Path to the west of the fence. Both Mr Hancock and Jonathan Hancock confirmed that there was a gap in the fencing, to allow Mr Palliser to maintain his land. At some point, in about 2013, it seems that this gap was closed by Mr Hancock.

25. At least for a period of time there was also a post and wire fence (erected by Mr Hancock) at the western end of the Western Strip, thereby creating a rectangle of land. Jonathan Hancock's evidence is that this fence was erected some 6 years ago. Mrs Thomas complained, and it was removed, as was the fence at the eastern end. The effect of these two fences, said Mr Hancock, was to make it all but impossible for anyone to use the Path to get to Avenue Road. At present, there is a notice at the western end saying 'Private No Entry'.

26. I have seen a number of statements written by other neighbours on behalf of Mr Hancock but none gave evidence and in any event are of little assistance. Problems between Mr

Hancock and the Neighbours in about 2012 following Mr Palliser's death, and in particular when the residents began to clear the Path from Avenue Road down to Mr Thaxted's fence, and when Mrs Thomas demanded that the fences making the Path less accessible be removed. It is clear that there is no love lost between Mr Hancock and some of the nearby residents. It appears that the police have also been involved on occasion.

27. On behalf of the Neighbours, I heard first from Mr Mason, who has been – I think it is fair to say – the leading light in the attempt to seek the de-registration of the Land. He lives with Patricia Hickey (also a Neighbour) in a property called Cartref, one of the six properties on Heathfield Close. They purchased their property in 2009. They were told that the strip of grassed land opposite their house did not form part of their title (which title extended only to the far side of the Close). It was his evidence and that of Mrs Hickey that the area comprising that part of the Western Strip closest to the Close, and the Parking Area, were covered in very mature bushes and large trees, with a narrow grass verge fronting onto the Close. They say that changes began to take place in 2010 when a large tree was felled and again in 2011 when an untaxed vehicle was placed on the Parking Area, a Mercedes. This was followed by barriers and fencing, restricting Mrs Thomas' use of her right of way, and access along the Path. A photograph taken in November 2009 appears to show the Western Area closest to the Close covered in bushes and trees. It is not clear from this photograph whether the Parking Area existed. The photograph is taken some way down the Close, looking towards the bend.

28. Following Mr Palliser's death, Mr Mason and others cleared the Path to find the boundary of his property, 18 Avenue Road. He accepted that the Path was overgrown with brambles and other growth but maintained that he and others could walk through Mr Thaxted's fence (which he says was erected after he purchased his property) along the Path to the village hall on Avenue Road, or simply as a quicker route to visit other neighbours. He did this 4 or 5 times a month. He accepted that Mr Thaxted had placed a greenhouse on the Path, but this did not prevent access and in any event it was removed when Mrs Thomas complained. Mr Mason never saw any cultivation on the Western Strip. Mrs Hickey accepted that there was a clearing in the densely wooded area at the point where the Close bends (the Parking Area) and stated that it was possible to walk into this clearing. There was no barrier. The chain link fence was put up in 2011 after she

and others had asked the Council to remove what she believed were abandoned vehicles. The Path was, she said, always accessible.

29. I also heard from Mr Foxley who lives at 1 Heathfield Road (that is to say, on the corner of Heatfield Road and the Close). He bought his property in December 2009. His evidence is that he walked down the Close and onto the Path in shortly after he bought his house, and did so through the winter months. He seemed to accept that Mr Thaxted's fence was across the Path, but his evidence is that there was a gap of some 3' (not 9'') allowing access. He also claimed that the Thaxted fence was erected in 2010, and not before, and that even after this fence was erected, it was possible to gain access to the Path. He too helped to clear the Path beyond the fence, towards Avenue Road, after Mr Palliser's death.

30. I have also seen a number of statements in support of the Neighbour's case. Many make the point that the Path was accessible and was used as a short cut (on foot and with bicycles) from the Close to Avenue Road, and was only more recently allowed to become overgrown and blocked by fences. I should also say that a petition was signed by 26 residents in support of the Neighbours' application to close Mr Hancock's possessor title. This petition deals first with the Path, used, it was said, for decades by residents going to and from Avenue Road, secondly with what is described as the 'grass verge' and what was the 'pleasant wooded corner' including the Parking Area, which it said, was used for turning by other vehicles until 2011 or thereabouts when it began to be used by Amberwood. Most of the signatories of the petition live either on Heathfield Road or Avenue Road, and even assuming therefore that I should accept this petition as evidence, it seems to me that the residents are unlikely to have detailed knowledge of, in particular, the Parking Area.

Conclusions on the evidence.

31. Notwithstanding the fact that Land Registry accepted his application for possessory title, once his claim has been put in issue (as it has by the Neighbours who themselves claim rights over all or part of the Land) then the burden falls on Mr Hancock to satisfy the tests set out above in respect of all or part of the Land. I do not doubt that he believed that he owned the Land (in the sense that it formed part of the land conveyed to his parents, and

then to him and his wife) but this was clearly a mistaken belief. The Neighbours, and other residents, clearly take issue with the evidence given by him and make the point that, by convention, each of them (as owners of properties on the Close) have taken some care – to a lesser or greater degree – of, and maintained, the verge opposite their properties, in part to allow pedestrian access along the verge, away from the road.

32. As I mentioned above, it seems me to clear that Mr Hancock did no more than to maintain the Boundary Strip, and that there cannot be a claim to adverse possession of this part of the Land.

33. As for the Western Strip, I am also not satisfied that Mr Hancock occupied this area to exclusion of all others, with the necessary intention, for a period of 12 years prior to his application for adverse possession on 15 September 2014, or indeed prior to the application to on 3 February 2015 to close this title. I accept that he may have carried out some work to clear and maintain this land, and that, more recently, that part closest to the Close has been fenced off, and marked with sleepers. I accept the evidence of the Neighbours that this fencing was erected in 2011/2012. Jonathan Hancock stated that the fencing was put up in 2006/7. Even this would not allow the necessary 12 year period. On any basis, there was no western fencing there for 12 years closing access from the west. I do not accept that either this part, or that part which forms part of the Path has been occupied by him to the exclusion of all others for the necessary period of time.

34. This case is not, as such, about the Path or the rights of way over it, but I fully accept the evidence of various witnesses that the Path was used as a means of access to Avenue Road, albeit that it was overgrown and to some extent obstructed by Mr Thaxted's fence and sheds. It is inherently improbable that the Path was not used by anyone for the period 1995 to 2015. It is an obvious cut through to Avenue Road, and anyone on foot would find it much easier to use the Path than to walk up the Close, along Heathfield Road and down Avenue Road. The real question is whether Mr Hancock, having cleared 12 feet from the fences on the other side of the Path, used this area exclusively, intending to keep out, so far as reasonably practicable, anyone wishing to use it. Since, in my judgment, that part of the Land which is also the Path was used, albeit occasionally, he cannot, in my judgment, make out a claim to this part of the Land.

35. Essentially, the use of the Western Strip made by Mr Hancock lacks the necessary qualities of possession to found a claim. The occasional act of maintenance, or the removal of one or two trees, and the clearing of bushes and brambles is not, in all the circumstances of the case, sufficient. If there were some acts of cultivation, they were minor, and occasional.

36. However, I accept Mr Hancock's evidence regarding what I have described as the Parking Area. I accept his evidence that he cleared this land many years ago, when his parents first moved there, and put down bricks and gravel. I accept that he planted trees to the south of this area. I also accept that he and his family used this land, exclusively, to park various cars over a prolonged period of time, and that no-one else did so. I do not accept the Neighbour's evidence that the use of this land only began in 2011 or thereabouts. There is something of a contradiction in their evidence in saying, on the one hand, that the Parking Area was a densely wooded area, with a very narrow grass verge, and saying that it was regularly used for vehicles to turn. It seems to me more likely that this area was not a site of contention, and that the real dispute arose following Mr Palliser's death when the Path was cleared from Avenue Road to Mr Thaxted's fence, and Mrs Thomas re-asserted her rights over the right of way. In my judgment, on the evidence, Mr Hancock has established title by adverse possession to the Parking Area.

Conclusion

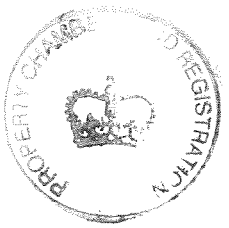
37. The outcome of this decision is that Mr Hancock will continue to have possessory title of the Parking Area. I will order the Chief Land Registrar to cancel Neighbour's application but to alter the general boundary of the title to show only that part which I have called the Parking Area (and which is clearly shown by the photograph I will attach to the order). It may be necessary for a surveyor to attend the site to mark out the area for the purpose of a revised title plan.

38. Both parties are in person (though Mr Hancock had solicitors originally). In view of the outcome of my decision, my preliminary view is that there should be no order as to costs to either Mr Hancock or the Neighbours, but if either wishes to pursue costs they must put their submissions in writing, together with a schedule of costs, by 16 May 2017, and

serve these on their opponent and sent to the Tribunal . Any reply must be served and filed within 14 days of receipt.

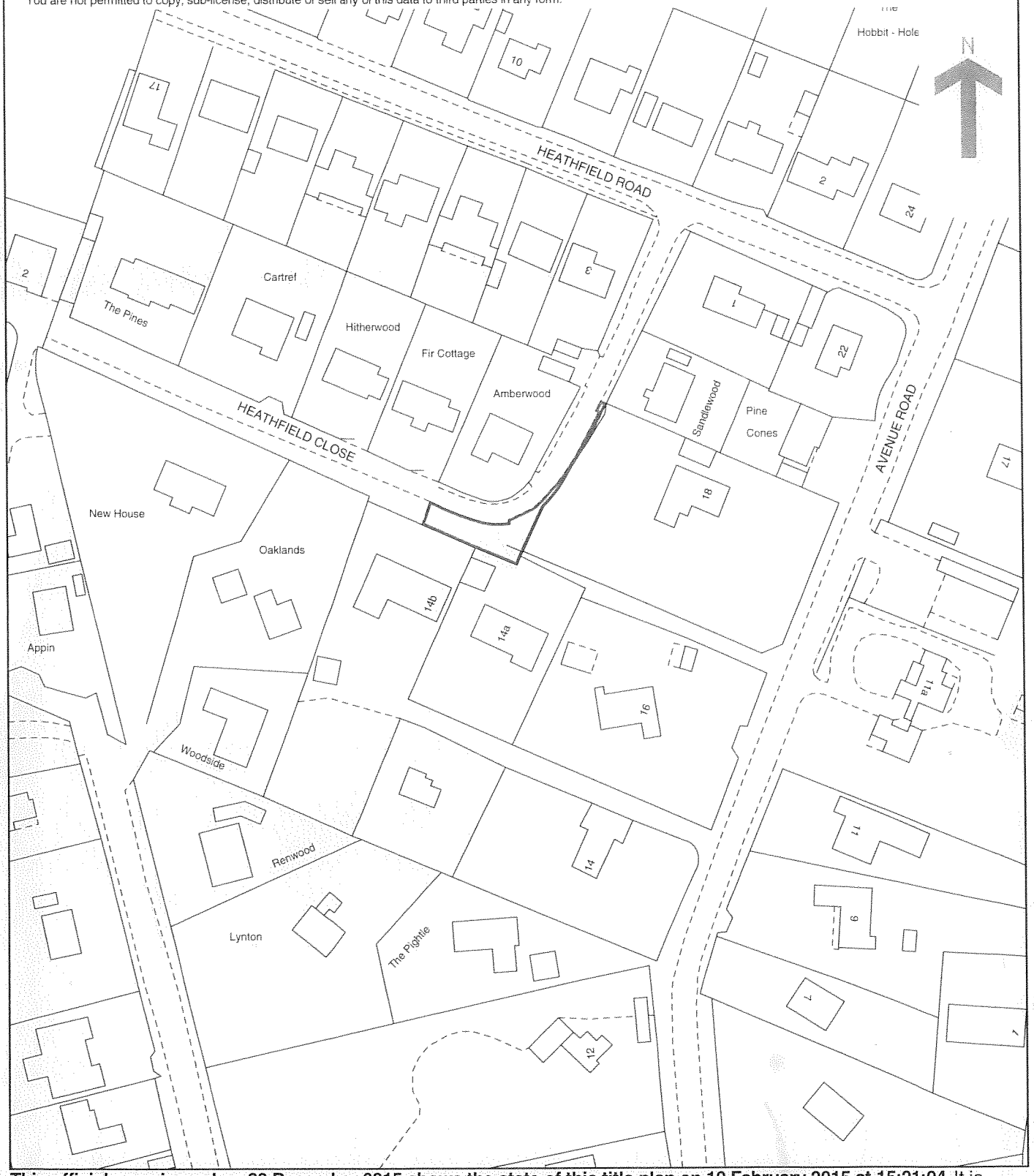
BY ORDER OF THE TRIBUNAL
Ann McAllister

Dated this 28th day of April 2017



Land Registry
Official copy of title plan

Title number **NK441310**
Ordnance Survey map reference **TG1040SW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Norfolk: North Norfolk**



This official copy issued on 22 December 2015 shows the state of this title plan on 10 February 2015 at 15:21:04. 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.
This title is dealt with by Land Registry, Durham Office.