



I P FRAUD INVESTIGATIONS

Bramble Croft
Grindleton, CLITHEROE
Lancashire, BB7 4QT

PROPERTY AND TITLE FRAUD

21 June 2018 – Jackie Evans, Assistant Land Registrar (often to Registrar Sally Cater):

“HM Land Registry prepares a register (including a title plan) which shows the property outlined in red.

HM Land Registry is required (by rule 5 of the Land Registration Rules 2003) to base the layout of the plan on the current Ordnance Survey map of the area.

This means that the lines on the title plan representing walls, fences hedges, roads and other features should be in the same positions as the lines representing the same features on the Ordnance Survey map that was current at the time the title plan was created.

The requirement is to base title plans on the OS map, we do not therefore need to check that the OS map is correct.

There is also no element of choice here – we simply map the title on the basis of the OS detail then available to us.

We cannot alter the OS detail.

I should also point out that even if the OS detail is subsequently altered this will not result in an alteration of the title plan.