



Sent by email

Andrew Hall
Bramble Croft
Main Street
Grindleton
Clitheroe
BB7 4QT

Email sent to:
andrew.hall@ipfraud.info

Date
21 June 2018

Your ref
4KT-AP1-1

Our ref
T107ZDQ

Proprietor/Applicant **Harold Hanson and Peggy Hanson**
Title number **LAN8459**
Property **4 Kayley Terrace, Grindleton, Clitheroe (BB7 4QX)**

Dear Mr Hall

Your application for alteration of the title plan of LAN8459 has been referred to me.

The AP1 lodged cites 5 alterations you require to the title plan of LAN8459.

HMLR EXPLANATION AS TO HOW IT CREATES TITLE PLANS. >

As regards the alterations numbered 1,3,4 and 5 I regret that we cannot make the alterations you have requested. 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. It is noted that you are currently in communication with Ordnance Survey with regard to the OS map in respect of Kayley Terrace and it would not therefore be appropriate for me to comment further.

HM Land Registry
Wales Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

wales.office
@landregistry.gov.uk

www.gov.uk/land-registry

Alteration 2 requested on the Form AP1 relates to the removal and redrawing of the site of the former toilet shown edged red on the title plan of LAN8459. Mr Lloyd- Parry in his letter to you dated 3 May