



1. CLIENT CHALLENGE

A neighbouring freehold company claimed the client had retained around 4 metres of rear garden land and demanded the boundary fence be moved. The client needed an independent expert to **establish the true legal boundary using objective evidence**.



2. PROFESSIONAL APPROACH

We were instructed in accordance with CPR Part 35 and the RICS Expert Witness Practice Statement. Our investigation included:

- Review of Land Registry titles and plans
- Assessment of correspondence
- Site inspection of the boundary
- Review of measured topographical survey
- Land Registry overlay analysis
- Consideration of historic occupation
- Preparation of an impartial Expert Report



3. TECHNICAL SOLUTION

Our analysis showed that:

- Land Registry plans show general boundaries only; no determined boundary or variation existed.
- Overlay of measured survey and title plan confirmed the reinstated fence aligns with the registered boundary within normal tolerances.
- The previously disputed strip of land had already been returned.
- No objective evidence supported the claim for a further 4 metres.

We also assessed the neighbour's expert report and identified unsupported assumptions and methodological weaknesses, reinforcing the measured survey as the most reliable evidence.



4. OUTCOME

Our expert opinion concluded that the existing fence represents the legal boundary and there is no substantiated technical evidence for the neighbour's 4-metre land claim. The report provided the client with a strong, evidence-based position for negotiation, mediation or litigation.



5. LESSONS LEARNED

- Title plans show general boundaries, not exact lines.
- Accurate measured surveys are the most persuasive evidence.
- Historic occupation does not determine legal ownership.
- Expert analysis exposes weak claims early and reduces risk.
- Early professional input saves time, cost and uncertainty.



Rear boundary at 14 Anselm Road following reinstatement works. Our analysis confirms alignment with the legal boundary.

AT A GLANCE



Property: Pinner



Dispute: Alleged 4-metre rear land claim



Instruction date: 12 March 2026



Equipment used: Leica Disto™ DB10 laser distance meter, metal tape measure, digital camera



Measured survey: Measured Building Services (topographical survey)



Reference: KEYS01450

At KEYS Consulting, we combine over 35 years of Chartered Building Surveying and Expert Witness experience to deliver clear, impartial and technically robust advice on complex property disputes.



Need independent boundary advice?
Contact our expert team for impartial, evidence-based guidance.