

## CONVEYANCING FACTSHEET 5 PLANS

Plans are an integral part of the Conveyancing system. Virtually every property is described by reference to a plan on which the boundaries of the property are edged in red.

During the course of a transaction, it is very likely that we will send you such a plan taken from the Title to the property in question. Searches will be carried out by reference to this plan and the plan will define what it is that you are buying, or selling.

You will appreciate that we are not able to visit each property with which we deal and to walk the boundaries in order physically to check the accuracy of the plan. It is therefore vital that you carefully check that the plan we send you accurately shows the boundaries of the property.

Plans are also used to show rights of way and other factors relevant to the property. If you are unsure about any aspect of a plan and in particular if you feel that the plan is in any way inaccurate, or if you have any questions, no matter how small the point you wish to make is, please tell us. Plans are often drawn to a very small scale and a small inaccuracy can translate to a very large problem on the ground if a plan is wrong.

Sproull Solicitors LLP  
Copyright 2007