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# ASK THE EXPERTS

## The solicitor

*I purchased a detached house next to an existing property and erected a fence. I do not think it was erected on the boundary as shown on the title plan. The fence needs replacing, and I would like to reinstate the proper boundary. My neighbours were aware of the boundary situation when they purchased the property, but are now objecting to the boundary fence being reinstated. Do I have a right to do this?*

**AS, by email**

The exact extent of the land you own can be determined by looking at your title plan and all relevant conveyancing documents, although sometimes the documentation is not clear and it is necessary to consider the features of the land or some other evidence to work out where the boundary is. There may, for example, be original fence posts or, occasionally, photographic evidence as to where a boundary was first set.

If you erected a fence within your boundary, it can normally be relocated unless the neighbour has acquired rights to the strip of land by possession since at least 1991, or you have somehow waived your rights by your conduct – which is unlikely, as your neighbours were aware of the position when they purchased.

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